



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

## TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120

**TOWN PLANNER'S OFFICE**

FAX (860) 870-3122

### PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

**MONDAY, NOVEMBER 27, 2023, 7:00 PM**

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**REMOTE ATTENDANCE: ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

#### **I. CALL TO ORDER:**

#### **II. PUBLIC COMMENTS:** (*On non-agenda items*)

#### **III. PUBLIC HEARINGS:** (Notice requirements met, hearings may commence.)

1. Z202324 – Stick It Here Storage, LLC, owner/applicant, request to modify Special Permit and Site Plan to construct a self-storage facility, fencing and gates, landscaping, and related improvements at 25 West Road, APN 019-181-0000, in a C (Commercial) Zone.
2. Z202325 – Steven Midford, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 50x60 detached accessory garage at 124 Middle Road, APN 041-002-0008, in a Rural Agricultural Residential (RAR) Zone.

#### **IV. OLD BUSINESS: None**

#### **V. NEW BUSINESS:**

1. Z202326 - Planning and Zoning Commission, Zoning Regulation Amendment to Sections 3.1 Permitted Uses, 3.6.1 Permitted Accessory Uses and Structures, 4.1 Permitted Uses and Uses Requiring Special Permit, and 10.2 Definitions pursuant to Public Act 23-142 Zoning Compliance—Certain Protections for Group and Family Childcare Homes. (*For receipt and scheduling of public hearing.*)

#### **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the October 30, 2023, Special Meeting Minutes.
2. Approval of the 2024 Planning & Zoning Commission meeting schedule.
3. Appointment of PZC Representative to serve on the Permanent Building Committee.
4. Correspondence/Discussion:
  - a. Memo from Town Planner dated November 21, 2023, pursuant to CGS 8-30j Affordable Housing Plan Review and Amendment Requirement.
  - b. Notice of public hearing on December 5, 2023, from the CT Siting Council for Petition No. 1589 USS Somers Solar, LLC, 360 Somers Road, for a 3MW solar facility.
  - c. Commissioner Training Opportunity, December 9, 2023, UConn Extension Center in Haddam, CT, Pursuant to Public Act No. 21-29...Training for Certain Land Use Officials.

#### **VII. ADJOURNMENT:**

**Next Regular Meeting is scheduled for December 18, 2023.**

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Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Planning & Zoning Commission.

Join Zoom Meeting via link:

<https://us06web.zoom.us/j/82696179469>

Meeting ID: 826 9617 9469

Passcode: 409115

Join Zoom Meeting by phone:

1-646-558-8656 US (New York)

Meeting ID: 826 9617 9469

Passcode: 409115

# Town of Ellington

## Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amendment to Regulation  
☒ Site Plan Approval ☒ Special Permit ☒ Modification ☐ CGS 8-24

Application #

202324

Date Received

10/17/2023

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

### Owner's Information

Name: Stick It Here Storage LLC

Mailing Address: 23 Eleanor Road

Somers, CT 06071

Email: mriley775@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-614-4099

Secondary Contact Phone #: \_\_\_\_\_

Signature: [Signature] Date: 10/14/2023

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

### Applicant's Information (if different than owner)

Name: Same as Owner

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: \_\_\_\_\_

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

Street Address: 25 West Road

Assessor's Parcel Number (APN): 019 - 180 - 0000 Existing Zone: C Proposed Zone: N/A  
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: ☒ Yes ☐ No Public Sewer: ☒ Yes ☐ No If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office). Proposed Structures will not require

Is parcel within 500' to any municipal boundary? ☒ Yes ☐ No water and sewer services

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☒ Yes ☐ No If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.

Is the project in a public water supply watershed area? ☐ Yes ☒ No If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.

### Description of Request (If more space is needed, please attach additional sheets)

Requesting site plan and special permit approval for the construction  
of 4 new self-storage buildings located to the rear of the property.

## GENERAL INSTRUCTION FOR APPLICATION

1. In order for application to be received by the Commission, a completed application, applicable fee, proposed site development plan(s), project narrative and other documentation sufficient to represent the nature of the proposed project must be submitted to the Planning Department, Town Hall Annex, 57 Main Street, Ellington, CT, 06029, by the close of business the business day prior to the next regular meeting. A list of meeting dates is maintained in the Planning Department, the Town Clerk's Office, and online at [www.ellington-ct.gov](http://www.ellington-ct.gov).
2. One original signed and completed application, one copy of each attachment, and twelve (12) copies of the signed and sealed development plan(s) must be submitted, and electronic copies provided when requested.
3. The owner and applicant (if different) must sign the application.
4. The State mandated surcharge, applicable at the time of submission, shall be submitted with the application. (Please see fee schedule / consult with the Planning Department)
5. Application for site plan approval or modification to site plan approval shall include a map(s) of the subject property in compliance with Article 8 - Site Plans, Special Permits & Zone Changes; Article 6 – Land Use & Site Development Regulations; and, any other pertinent section of the Ellington Zoning Regulations.
6. Subsequent to original submission, if plans/documents are revised in any way, or additional information is requested by the Commission, revised/additional information shall be submitted TWO WEEKS prior to the next scheduled meeting. If not submitted by this timeframe, the application may be continued or denied, if necessary, based on insufficient time for review.
7. Upon revision to any sheet in a plan set, a notation shall be made on the cover sheet and each plan sheet revised indicating the date and nature of the revision.
8. The applicant, his/her representative and/or qualified professional, must attend the meeting(s) of the Commission for which the application is scheduled to be reviewed. Written notice of the time, date, and place of meetings will be sent to the applicant by the Planning Department.
9. When a public hearing is scheduled, the applicant shall send notice of hearing to all property owners within 100' of the property subject to application by US Post Office Certificate of Mailing a minimum of ten (10) days prior to the hearing date. The Planning Department will provide the applicant with a copy of the public hearing legal notice or other form of correspondence to be enclosed with the mailing and a list of names and addresses of the abutters. Proof of adequate notice shall be provided by the applicant prior to the commencement of hearing. The applicant can generate a list of abutters using the town's GIS mapping found at <https://ellingtonct.mapgeo.io/>
10. If requisite approvals (e.g. Inland Wetland Agency, North Central District Health Department, Ellington Water Pollution Control Authority, etc.) are not present at time of application or when statutory decision timelines are set to expire, application before Planning and Zoning Commission can be deemed incomplete and denied. Applications denied for incompleteness may be resubmitted when all necessary information is present. Application fees will not be refunded and resubmitted application will be subject to standards fees.
11. Inquiries regarding this application may be directed to the Planning Department at (860) 870-3120.

# GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.  
ERIC R. PETERSON, P.E., L.S.  
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808  
info@GardnerPeterson.com  
www.GardnerPeterson.com

## Planning & Zoning Commission Application Narrative

RECEIVED

OCT 17 2023

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

Stick It Here Storage, LLC  
25 West Road  
Ellington, Connecticut

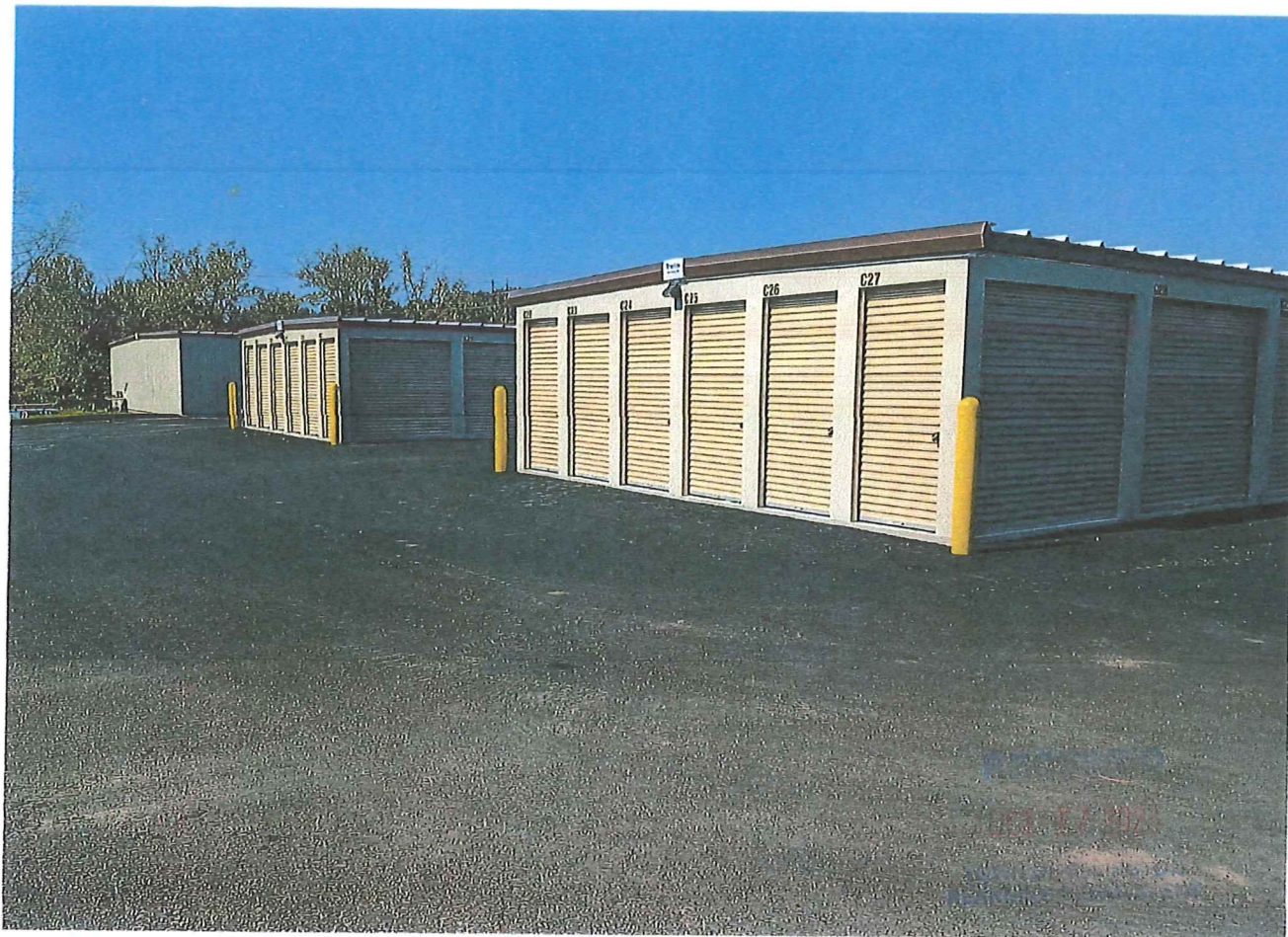
25 West Road is located within the Commercial Zone and currently contains a 1,200 square foot, single-family residence and a 3,700 square foot commercial building which contains two vacant professional office spaces and a printery. The existing uses on this property were approved by Site Plan by the Planning & Zoning Commission on August 22, 2011 and this property was zoned entirely commercial by an application approved by the Planning & Zoning commission on September 24, 2012.

This application requests approval of a site plan of development and special permit for the construction a new self-storage facility located to the rear of the existing structures on this property. This application proposes 4 new self-storage buildings varying in length and depth to provide various sizes of rental units. There is no rental office proposed, therefore public water and sanitary sewer will not service these buildings. The buildings will be one-story metal buildings painted tan, with matching tan doors and a brown trim. Access to these buildings will be through the existing curb-cut off West Road (Route 83).

This proposal includes evergreen landscape screening where this development abuts a residential zone or use, and exterior building mounted lights to illuminate the site drives between the buildings. The exterior lighting was designed with full cut-off LED fixtures that will not spill light off the subject property.

A stormwater management system has been designed to collect water from the new paved areas and the roofs of the new buildings and direct it to a proposed wet pond where the stormwater will be treated and be retained to prevent an increase in peak flow. This application proposes over one-half an acre of site disturbance; therefore, a Soil Erosion and Sediment Control Plan has been included in the plan set in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.





**STICK IT HERE STORAGE, LLC**  
**25 West Road**  
**Ellington, Connecticut**

RECEIVED  
OCT 17 2023  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**STORMWATER MANAGEMENT REPORT**

October 3, 2023

PREPARED FOR:      Stick It Here Storage, LLC  
                                 23 Eleanor Road  
                                 Somers, Connecticut 06071

PREPARED BY:      Gardner & Peterson Associates, LLC  
                                 178 Hartford Turnpike  
                                 Tolland, CT 06084

## TABLE OF CONTENTS

I.	Stormwater Management Narrative.....	1-2
II.	USGS Topographic Quadrangle Map.....	3
III.	FEMA Flood Insurance Rate Map.....	4
IV.	Tolland County Soil Map .....	5
V.	Outlet Structure Inlet Capacity .....	6
VI.	Pre & Post Development Analysis Stormwater Basin Design Rainfall Report .....	7-37
VII.	Travel Time to Catch Basin Inlets .....	38-39
VIII.	Gutter Flow & Storm Sewer Analysis.....	40-41
IX.	WQv, Forebay, Outlet Protection .....	42
X.	Drainage Area Maps a. Existing Conditions..... b. Proposed Conditions.....	A1 A2



## 25 West Road

### **Summary:**

This application proposes to construct a new self-storage facility to the rear of the existing development on this property. The buildings will not have an office and therefore will not be served by public water or public sanitary sewer and access to the site will be through the existing curb cut on West Road.

### **Existing Conditions:**

This parcel consists of 4.36 acres which contains two existing structures; the first used for a residence and the second for commercial uses. The area to the rear of the residential structure is an overgrown field with woodland along the perimeter of the property. Runoff from this property is collected in a flared end of a drainage pipe near the southerly boundary of this property. This pipe discharges to a rip rap depression located near the edge of West Road where a second culvert carries the runoff from this site across the street into the drainage system under the site drive of 24 West Road.

According to the NRCS Web Soil Survey, this parcel is classified as Udorthents-Urban Land Complex (306) most likely due to the historic development on this parcel. The NRCS WSS also indicates that the soils on this property are designated in hydrologic soil group 'B'. Looking further back at the Soil Survey of Tolland County Connecticut by the United State Department of Agriculture Soil Conservation Service from 1961, the soils on this site at that time were classified in the Cheshire Series and Podunk Series, both of which are designated in hydrologic soil group 'B'. Lastly, according to the FEMA Flood Insurance Rate Map, this entire property is located in flood zone 'X', areas determined to be outside the 500-year floodplain.

### **Stormwater Management:**

The purpose of the stormwater management system is to provide treatment of the runoff from the new paved area while retaining peak flows so that this development does not cause an increase in peak runoff to the drainage culvert on site to downgradient properties or drainage systems.

Runoff from the newly paved areas and the building rooftops will be collected in a drainage system that conveys the runoff to a new stormwater treatment basin located at the southerly edge of the property. The basin provides pretreatment with a sediment forbay at its inlet sized to retain 10% of the Water Quality Volume entering the basin. The remainder of the basin will be a wet pond containing the entire WQV below the outlet to maximize treatment with the basin. An outlet structure has been designed that outlets near the inlet to the existing on-site culvert. The outlet structure is designed with multiple orifices to retain water within the basin so that the flow to the downstream culvert mimics that of pre-development conditions. The outlet structure has also been designed with an emergency outlet orifices/weirs to allow for the 100-year frequency

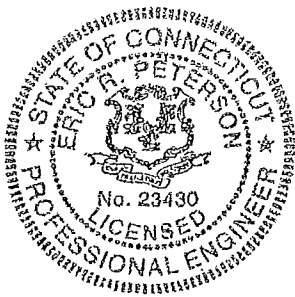


flow entering the basin to freely enter the outlet structure and be conveyed to the inlet of the existing on-site culvert. The following is a tabulation of the post-development and pre-development runoff analysis to the existing on-site culvert:

Hydrograph \ Storm Frequency	2-Yr	10-Yr	25-Yr	100-Yr
#4: Total Proposed to Culvert (cfs)	3.96	10.78	16.55	25.90
#5: Existing to Culvert (cfs)	4.07	12.03	17.81	27.28

#### **Erosion & Sediment Control:**

The erosion & sediment control plan for this site consists of the use of a designated soil stockpile areas, silt fencing down gradient of all disturbed areas, an anti-tracking pad installed at the entrance to the site, and the stabilization of disturbed areas. A more detailed E&S narrative is included in the plan set. All sediment and erosion control procedures and construction of all stormwater drainage structures shall be in accordance with the "2002 Connecticut Guidelines For Soil Erosion and Sediment Control" by the Connecticut Council on Soil and Water Conservation.



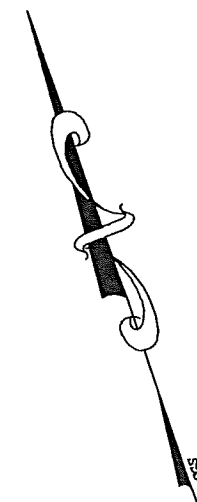
*Eric R. Peterson*

Eric R. Peterson, P.E. 23430

0 80 160 240

GRAPHIC SCALE 1"=80'

WATERSHED	AREA Acres	CN	TIME TO INLET Minutes
TO EXISTING CULVERT	7.92	68	17



WEST ROAD ROUTE 83

CHARTER ROAD

TO EXISTING CULVERT

LAND OF  
STICK IT HERE STORAGE, LLC  
25 WEST ROAD

CHARTER ROAD

TOWN OF ELLINGTON  
TOWN OF VERNON

LEGEND

WATERSHED AREA  
TRAVEL TIME PATH

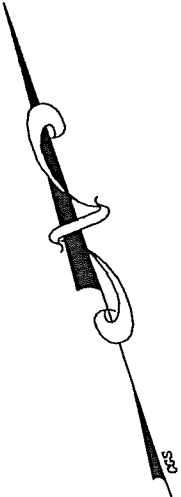
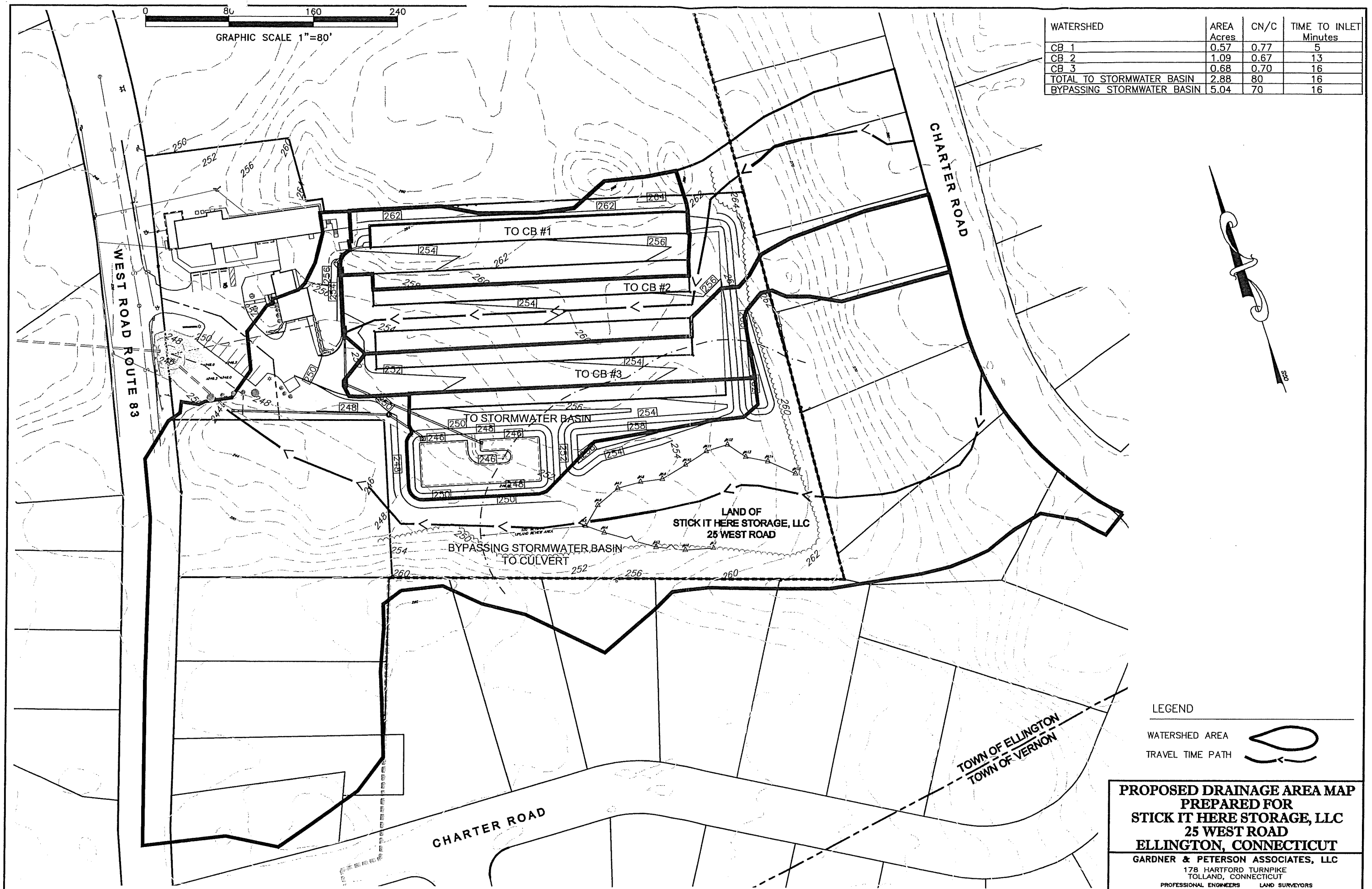


**EXISTING DRAINAGE AREA MAP  
PREPARED FOR  
STICK IT HERE STORAGE, LLC  
25 WEST ROAD  
ELLINGTON, CONNECTICUT**  
GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT  
PROFESSIONAL ENGINEERS LAND SURVEYORS



GRAPHIC SCALE 1"=80'

WATERSHED	AREA Acres	CN/C	TIME TO INLET Minutes
CB 1	0.57	0.77	5
CB 2	1.09	0.67	13
CB 3	0.68	0.70	16
TOTAL TO STORMWATER BASIN	2.88	80	16
BYPASSING STORMWATER BASIN	5.04	70	16

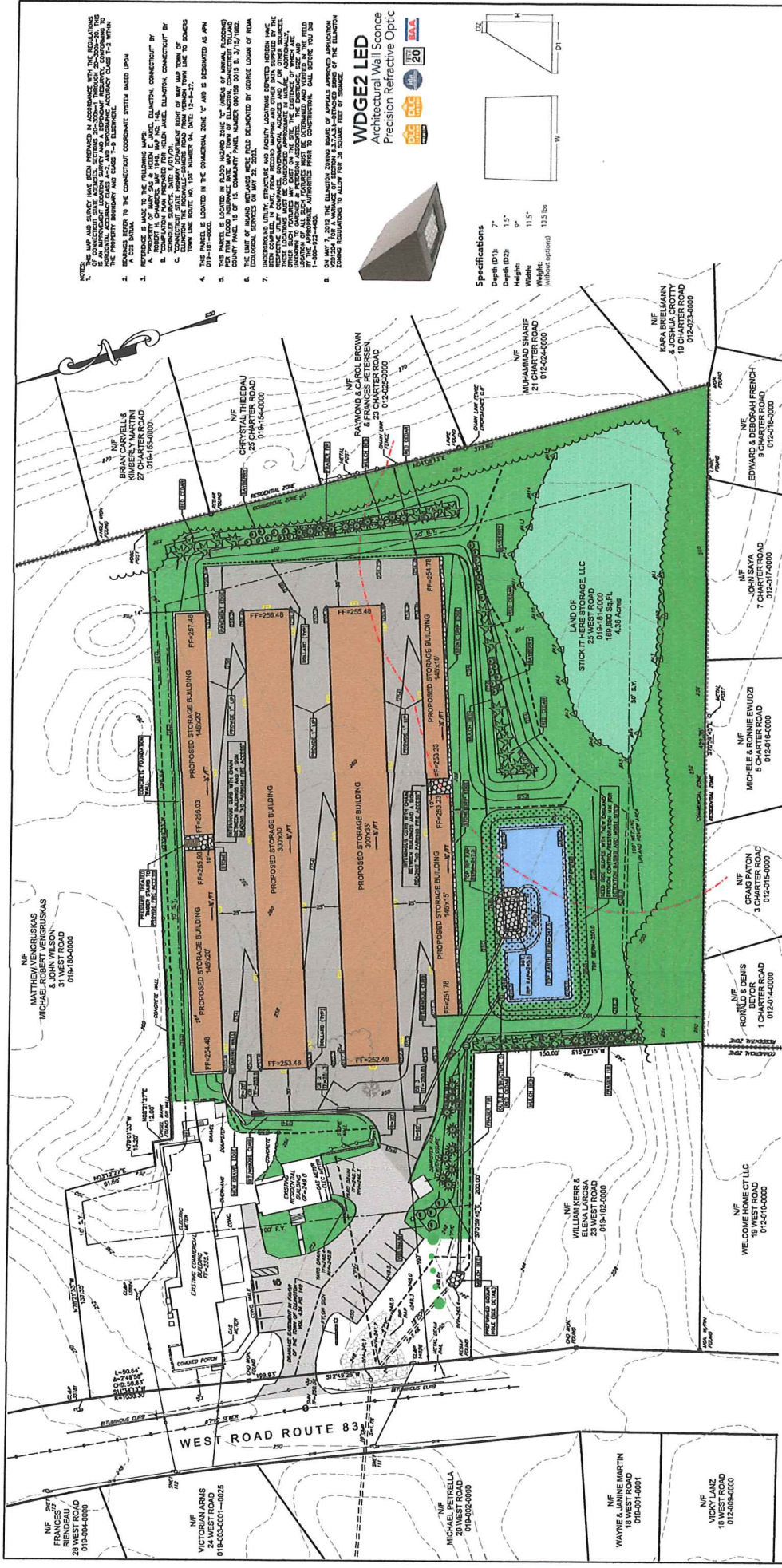


LEGEND

- WATERSHED AREA
- TRAVEL TIME PATH

**PROPOSED DRAINAGE AREA MAP**  
**PREPARED FOR**  
**STICK IT HERE STORAGE, LLC**  
**25 WEST ROAD**  
**ELLINGTON, CONNECTICUT**  
GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT  
PROFESSIONAL ENGINEERS LAND SURVEYORS





Filename: 25 West Road - StickItHere Storage Site Lighting - Ellington-AGI

Item	Quantity	Unit	Material	Notes
1. CONCRETE FOUNDATION	1	SQ YD	12" x 12" x 12"	FOR LIGHT POLE
2. LIGHT POLE	1	EA	15' TALL	FOR LIGHT POLE
3. LIGHT FIXTURE	1	EA	150W	FOR LIGHT POLE
4. WIRING	1	EA	150W	FOR LIGHT POLE
5. GROUNDING	1	EA	150W	FOR LIGHT POLE

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NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF CONSTRUCTION, DIVISION OF LAND SURVEYING, AND THE PROFESSIONAL ENGINEER'S CERTIFICATE OF PRACTICE, NO. 1-2-1000-0000.
2. THE PROPERTY BOUNDARY AND CORNER DATA HAVE BEEN OBTAINED FROM THE RECORD DEEDS AND SURVEY MAPS ON FILE IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, JUDICIAL DISTRICT NO. 1, TOWN OF ELLINGTON, CONNECTICUT.
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Specifications	Value
Depth (D1)	7"
Depth (D2)	1.5"
Height	9"
Width	11.5"
Weight	13.5 lbs
Material	Without options

Dimensions	Value
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IMPROVEMENT LOCATION SURVEY

STICKIT HERE STORAGE, LLC

25 WEST ROAD

ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

170 LAND, CONNECTICUT

PROFESSIONAL ENGINEER'S CERTIFICATE OF PRACTICE, NO. 1-2-1000-0000

Symbol	Name/Scientific Name	Quantity	Size
1	ABIES FRASER/FRASER FIR	25	6" - 7"
2	MYRTA PENANGULANUM/ BATTERY	23	18" - 24"
3	JUNIPERUS VIRGINIANA/ RED CEDAR	19	6" - 7"
4	VIBURNUM TOXICARIUM/ MACEY/ DOUBLE-LEAF VIBURNUM	4	18" - 24"

PLANTING SPECIFICATIONS:

1. ALL PLANTING TO BE THE FOLLOWING SPECIFICATIONS:
2. ALL PLANTING TO BE THE FOLLOWING SPECIFICATIONS:
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5. ALL PLANTING TO BE THE FOLLOWING SPECIFICATIONS:

6. ALL PLANTING TO BE THE FOLLOWING SPECIFICATIONS:



## Barbra Galovich

---

**From:** Dana Steele <dsteale@jrrusso.com>  
**Sent:** Monday, November 20, 2023 2:35 PM  
**To:** Lisa Houlihan  
**Cc:** John Colonese; Barbra Galovich; Eric Peterson  
**Subject:** Stick It Here Storage, 25 West Road - Z202324  
**Attachments:** Stick It Here Storage 25 West Road E&S Bond Estimate.xlsx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lisa,

I have reviewed the plans and calculations for Stick It Here Storage at 25 West Road including plan revisions dated 11/8/23. My comments are as follows:

1. The drainage report indicates a forebay is provided to contain 10% of the water quality volume (WQV) but no detail or dimension are provided for the forebay to confirm this volume is provided. A detail should be added to the plans.
2. The post-construction maintenance schedule on sheet 7 should include a pavement sweeping schedule at least once a year initially.
3. I recommend an E&S Bond in the amount of \$15,000. See attached estimate.

These items could be conditions of approval. Let me know if you have any questions.

Dana P. Steele, P.E.  
Ellington Town Engineer



J.R. RUSSO & ASSOCIATES, LLC  
P.O. Box 938, 1 Shoham Road  
East Windsor, CT 06088  
(CT) 860.623.0569 (MA) 413.785.1158  
[dsteale@jrrusso.com](mailto:dsteale@jrrusso.com) | [www.jrrusso.com](http://www.jrrusso.com)

**TOWN OF ELLINGTON  
BOND ESTIMATE FORM**

Project: Stick It Here Storage  
Street: 25 West Road  
Job No.: 2023-904  
By: DPS  
Date: 11/20/2023

E&S Bond					
Item	Description	Unit	Quantity	Unit Price	Cost
1	Silt Fence	LF	940	\$4	\$3,760
2	Permanent Seeding	SY	4,500	\$1.50	\$6,750
3	Inlet Protection	Ea.	6	\$130	\$780
4	24'x50' Anti-Tracking Pad	Ea.	1	\$2,500	\$2,500

Subtotal	\$13,790
10% Contingency	\$1,379
<b>TOTAL</b>	<b>\$15,000</b>

**ELLINGTON PLANNING DEPARTMENT**  
**STAFF REVIEW SHEET**

***PLANNING & ZONING COMMISSION***

Z202324 – Stick It Here Storage, LLC, owner/applicant, request for Special Permit and Site Plan Modification to construct a self-storage facility, fencing and gates, landscaping and related improvements at 25 West Road, APN 019-180-0000, in a C (Commercial) Zone.

PUBLIC HEARING DATE: November 27, 2023

STAFF REVIEW RETURN DATE: November 16, 2023

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	<p>DPW- ROW permit will need to be obtained from CT DOT for any driveway modification. Additionally, the State may request more information regarding the impact to their storm water infrastructure.</p> <p>WPCA- This property is within the sanitary sewer district and if there are proposed sanitary facilities a sanitary plan needs to be brought before the Board of WPCA.</p>
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	
Assessor	
Traffic Authority	



## TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

November 20, 2023

Certified Mail: 7019 0160 0000 1049 3760

Stick It Here Storage, LLC.  
Michael Riley  
23 Eleanor Road  
Somers, CT 06071

Re: IW202318 – Stick It Here Storage, LLC, owner/applicant, request for a permit to conduct regulated activity to construct buildings, driveways, and associated improvements for a self-storage facility at 25 West Road, APN 019-180-0000.

Dear Michael,

The Ellington Inland Wetlands Agency, at their meeting on Monday, November 13, 2023, approved your application by passing the following motion:

**MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) FOR IW202318 – Stick It Here Storage, LLC, owner/applicant, request for a permit to conduct regulated activity to construct buildings, driveways, and associated improvements for a self-storage facility at 25 West Road, APN 019-180-0000.**

**Conditions:**

1. Silt fence shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.
2. Wetlands meadow area shall be mowed once a year in late June.

This decision shall not preclude the applicant from obtaining any other permits or licenses required by law or regulation by the Town of Ellington, State of Connecticut and the Government of the United States including any approval required by the Connecticut Department of Energy and Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such permits or licenses is the sole responsibility of the applicant.

Please note there is a 15-day appeal period for any decision rendered by the Inland Wetlands Agency. The appeal period begins on the date of publication of the enclosed Legal Notice (Wednesday, November 15, 2023). If you have any questions, please contact the Ellington Planning Department at 860-870-3120.

Sincerely,

  
Jean Burns, Chairman

Ellington Inland Wetlands Agency





STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

## TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
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### INLAND WETLANDS AGENCY PERMIT

**PERMIT NUMBER:** IW202318

**DATE OF ACTION:** November 13, 2023

**OWNER OF RECORD:** Stick It Here Storage, LLC  
23 Eleanor Road  
Somers, CT 06071

**GRANTED TO:** Same as owner.

**LOCATION OF PROPERTY:** 25 West Road, APN 019-180-0000

**ACTIVITY:** To conduct regulated activity to construct buildings, driveways, and associated improvements for a self-storage facility.

#### CONDITION(S) OF APPROVAL:

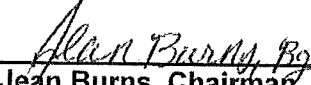
- Silt fence shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.
- Wetlands meadow area shall be mowed once a year in late June.

This Permit is valid until the approval granted under CGS Chapter 124, 124b, 126 or 126a expires or for ten (10) years, whichever is earlier. If approval is not required under CGS Chapter 124, 124b, 126 or 126a, the Permit is valid for five (5) years unless otherwise specified in the Permit. Permit renewal and extension shall be at the discretion of the Agency, provided the Permit shall not be valid for more than ten years. The Permit shall expire upon the completion of the acts specified herein.

The following General Provisions shall apply to all permits:

a. In evaluating applications in which the Agency or its Agent relied in whole or in part on information provided the applicant, if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked. b. All permits issued by the Agency or its Agent are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Ellington, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the property or activity. c. If the activity authorized by the permit also involves an activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to the wetland permit may begin until such approval is obtained. d. The permittee shall employ construction management practices, consistent with the terms and conditions of the permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.

Signed:

  
Jean Burns, Chairman, Inland Wetlands Agency

# Town of Ellington Planning Department



## MEMO

DATE: November 21, 2023

TO: Ellington Planning and Zoning Commission

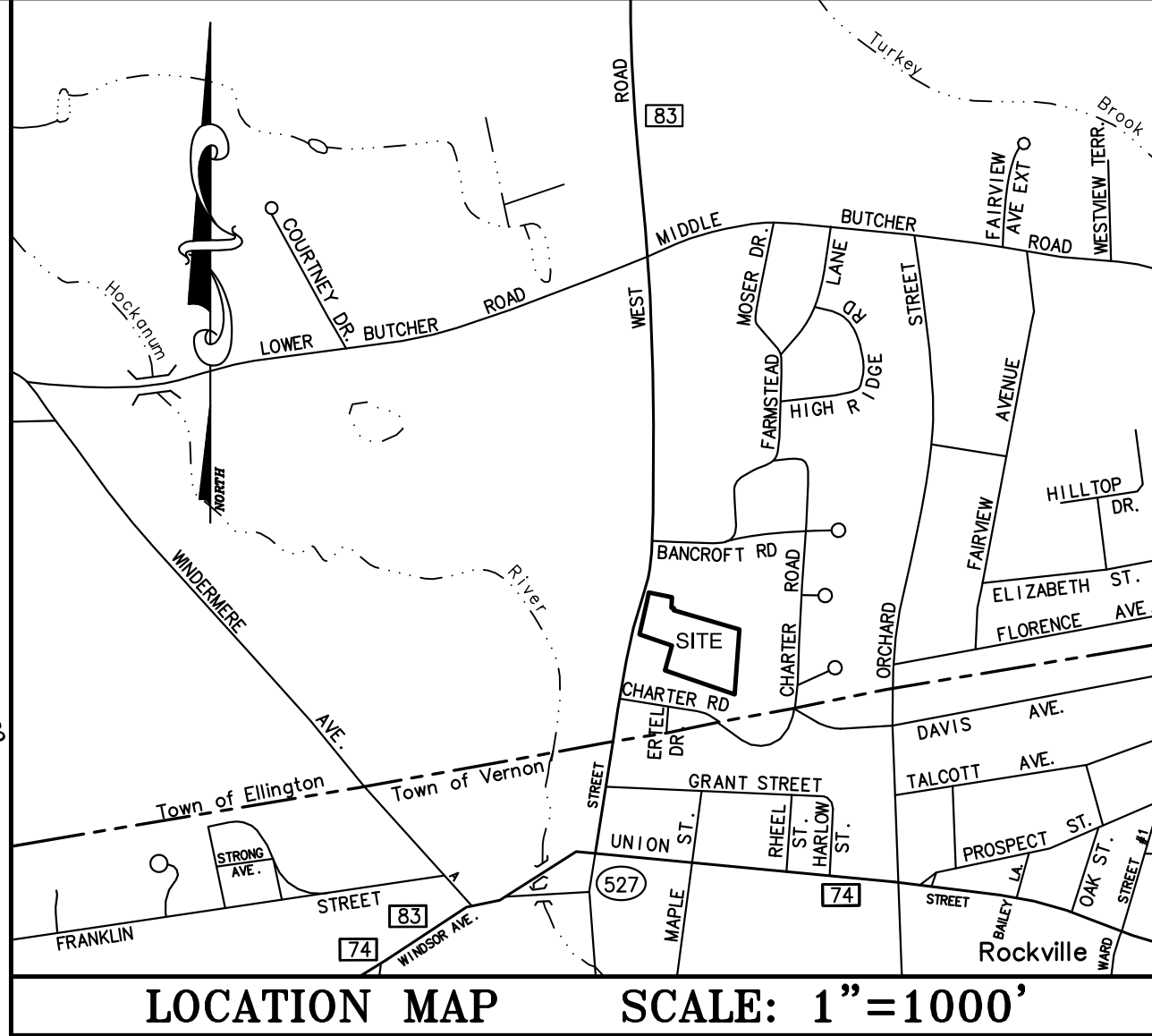
FROM: Barbra Galovich, Land Use Assistant *BG*

SUBJECT: Recommendations from Design Review Board for the review of design elements for Z202324 - Stick It Here Storage, LLC, owner/applicant, request to construct buildings, driveways, and associated improvements for a self-storage facility at 25 West Road, APN 019-180-0000.

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At a meeting on November 20, 2023, the Design Review Board reviewed the above application and made the following recommendations:

**MOVED (CHAPLIN), SECONDED (HEMINWAY) TO GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION to construct buildings, driveways, and associated improvements for a self-storage facility at 25 West Road, APN 019-180-0000.**



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY AND A DEPENDANT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, AND TOPOGRAPHIC ACCURACY CLASS T-2 WITHIN THE PROPERTY BOUNDARY AND CLASS T-D ELSEWHERE.
  - BEARINGS REFER TO THE CONNECTICUT COORDINATE SYSTEM BASED UPON A CGS DATUM.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - A. "PROPERTY OF MARY SAS & HELEN E. JAKIEL ELLINGTON, CONNECTICUT" BY ROBERT H. CHAMBERS, MAY 1949, MAP NO: 148.
    - B. "COMPILATION PLAN PREPARED FOR HELEN JAKIEL ELLINGTON, CONNECTICUT" BY SCHINDLER SURVEYS, DATE: 6/01/01.
    - C. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ELLINGTON THE ROCKVILLE-SOMERS ROAD FROM VERNON TOWN LINE TO SOMERS TOWN LINE ROUTE NO. 108" NUMBER 94, DATE: 12-6-27.
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  - THE LIMIT OF INLAND WETLANDS WERE FIELD DELINEATED BY GEORGE LOGAN OF REMA ECOLOGICAL SERVICES ON MAY 22, 2023.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND / OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
  - ON MAY 7, 2012 THE ELLINGTON ZONING BOARD OF APPEALS APPROVED APPLICATION V201204 FOR A VARIANCE OF SECTION 6.3.7.A.3.b-DETACHED SIGNS OF THE ELLINGTON ZONING REGULATIONS TO ALLOW FOR 36 SQUARE FEET OF SIGNAGE.

ZONING TABLE	CURRENT ZONE - COMMERCIAL (C)			
	REQUIRED	EXISTING	PROPOSED	
PARCEL AREA	40,000 Sq.Ft.	189,890 Sq.Ft.	---	
LOT WIDTH	200'	250'	---	
FRONT YARD	64'	10.6'	19.7'	
SIDE YARD	10'	6.0'	14'	
SIDE YARD (ABUTTING RESIDENTIAL)	50'	---	160'	
REAR YARD (ABUTTING RESIDENTIAL)	50'	319.6	62'	
BUILDING HEIGHT	38'	10'	10'	
LOT COVERAGE	60%	11.7%	42.8%	

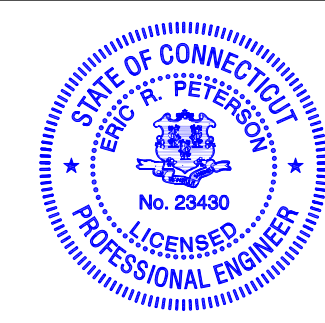
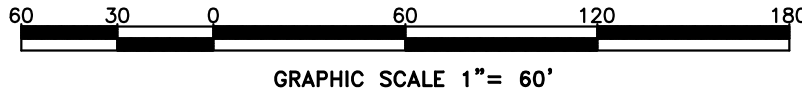
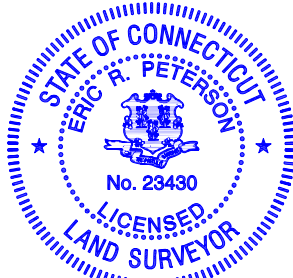
- LIST OF DRAWINGS:
- |        |                                    |
|--------|------------------------------------|
| 1 of 8 | SITE PLAN COVER SHEET              |
| 2 of 8 | GRADING PLAN                       |
| 3 of 8 | UTILITY PLAN                       |
| 4 of 8 | LANDSCAPING PLAN                   |
| 5 of 8 | EXTERIOR LIGHTING PLAN             |
| 6 of 8 | EROSION & SEDIMENT CONTROL PLAN    |
| 7 of 8 | EROSION & SEDIMENT CONTROL DETAILS |
| 8 of 8 | SITE CONSTRUCTION DETAILS          |

PROPERTY OWNER:  
STICK IT HERE STORAGE LLC  
23 ELEANOR ROAD  
SOMERS, CONNECTICUT 06071

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
ERIC R. PETERSON

L.S. 23430  
REGISTRATION NO.



REVISIONS  
11/08/2023

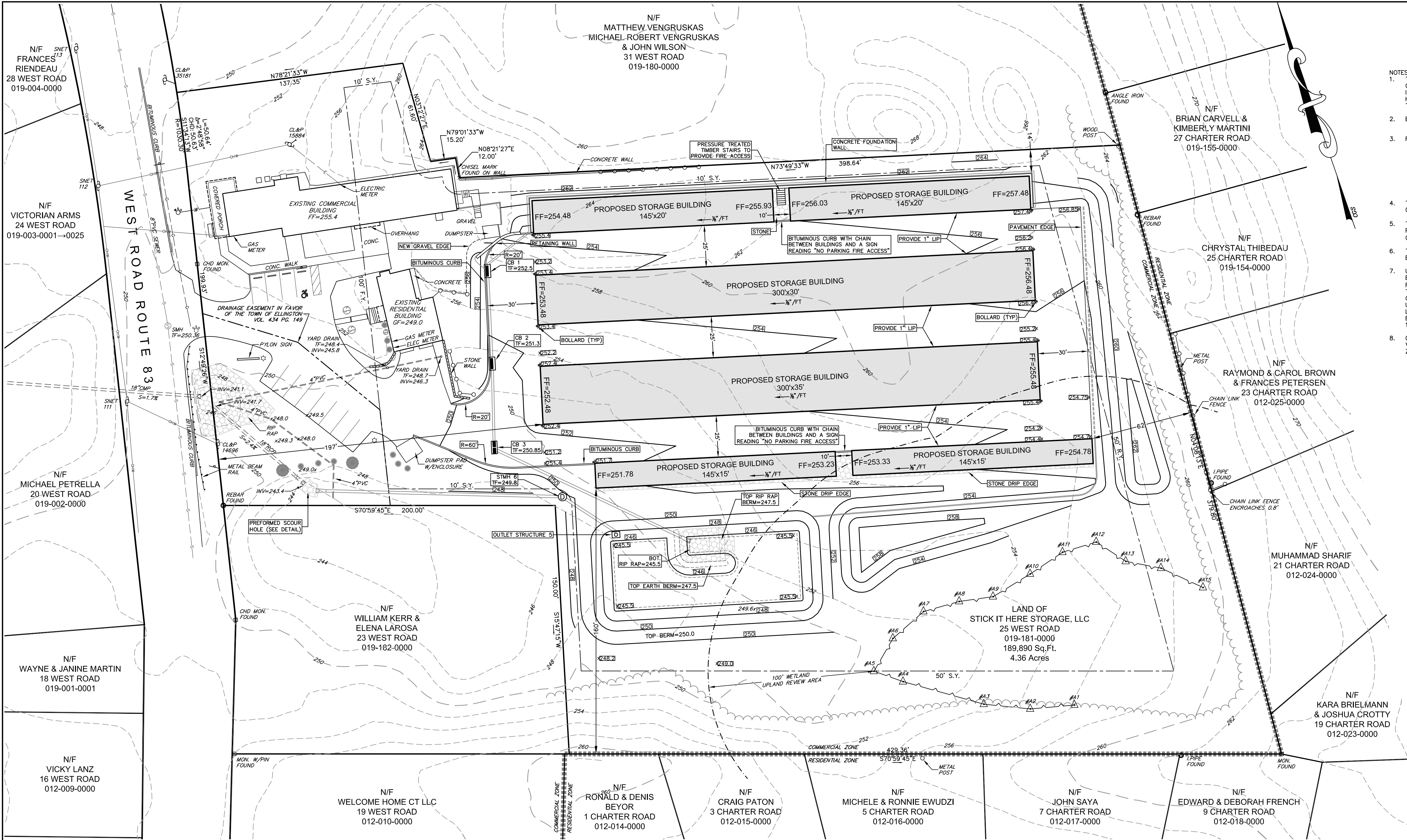
IMPROVEMENT LOCATION SURVEY  
SITE PLAN  
LAND OF  
**STICK IT HERE STORAGE, LLC**  
25 WEST ROAD  
ELLINGTON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS		LAND SURVEYORS		
BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=60'	10-02-2023	1 OF 8	11166A





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LEGEND

- PROPERTY LINE
- CONCRETE MONUMENT
- IRON PIPE/PIN
- ZONING SETBACK
- SIGN
- EXISTING CURBING
- EX. UTILITY POLE/OVERHEAD WIRES
- EXISTING LIGHT POLE
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- EX. CATCH BASIN
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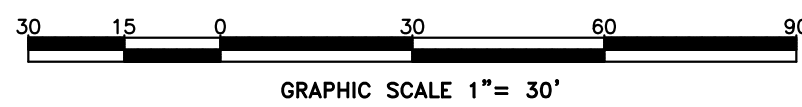
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*George T. Logan*  
GEORGE T. LOGAN, MS, PWS  
Registered Soil Scientist

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*Eric R. Peterson*  
ERIC R. PETERSON

L.S. 23430  
REGISTRATION NO.



IMPROVEMENT LOCATION SURVEY

GRADING PLAN  
LAND OF  
**STICK IT HERE STORAGE, LLC**  
25 WEST ROAD  
ELLINGTON, CONNECTICUT

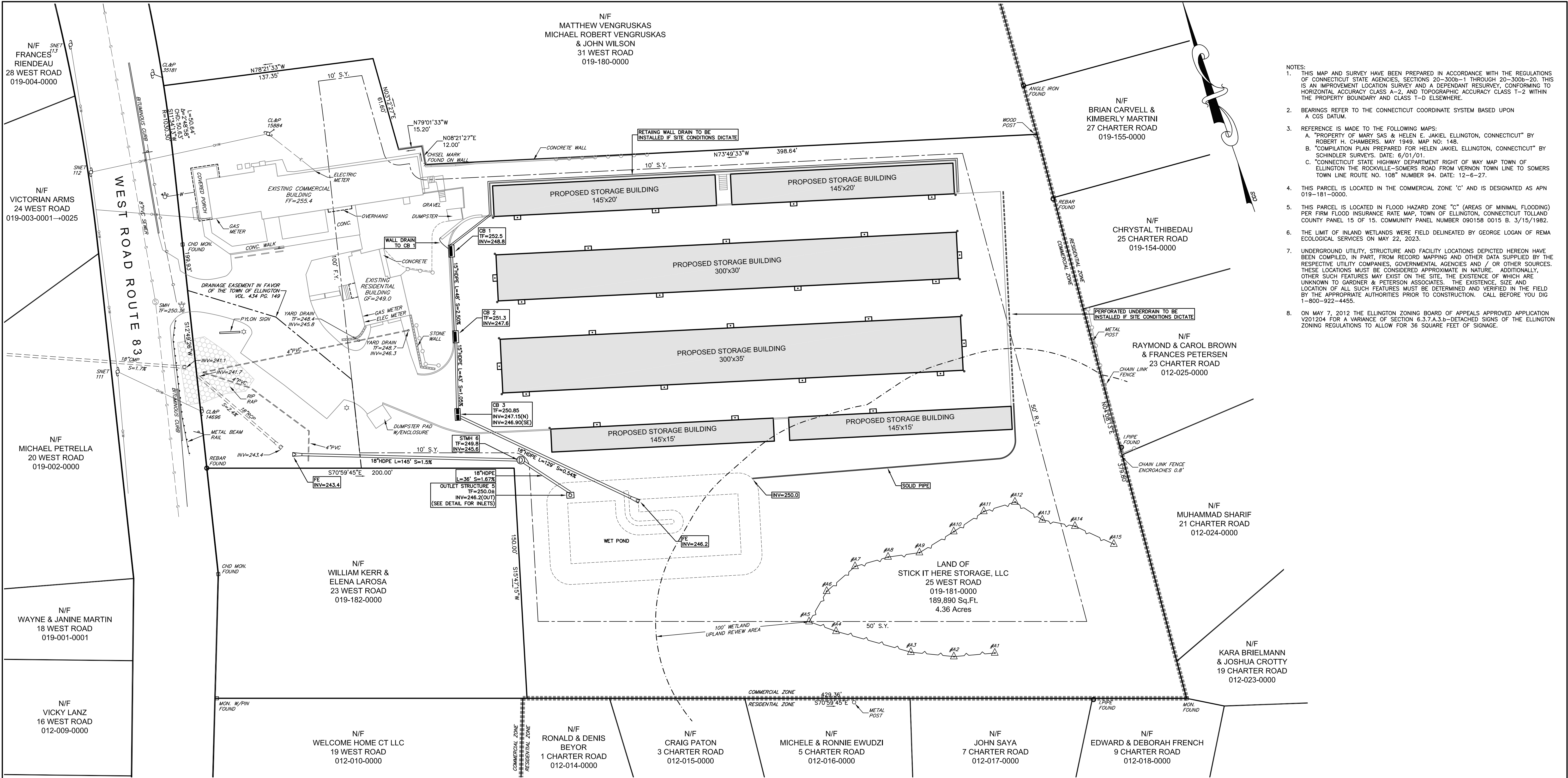
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178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

REVISIONS  
11/08/2023

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=30'	10-02-2023	2 OF 8	11166A





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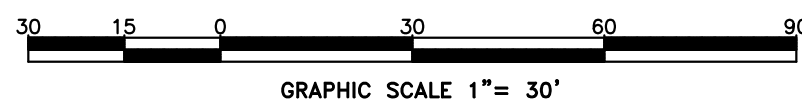
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- SIGN
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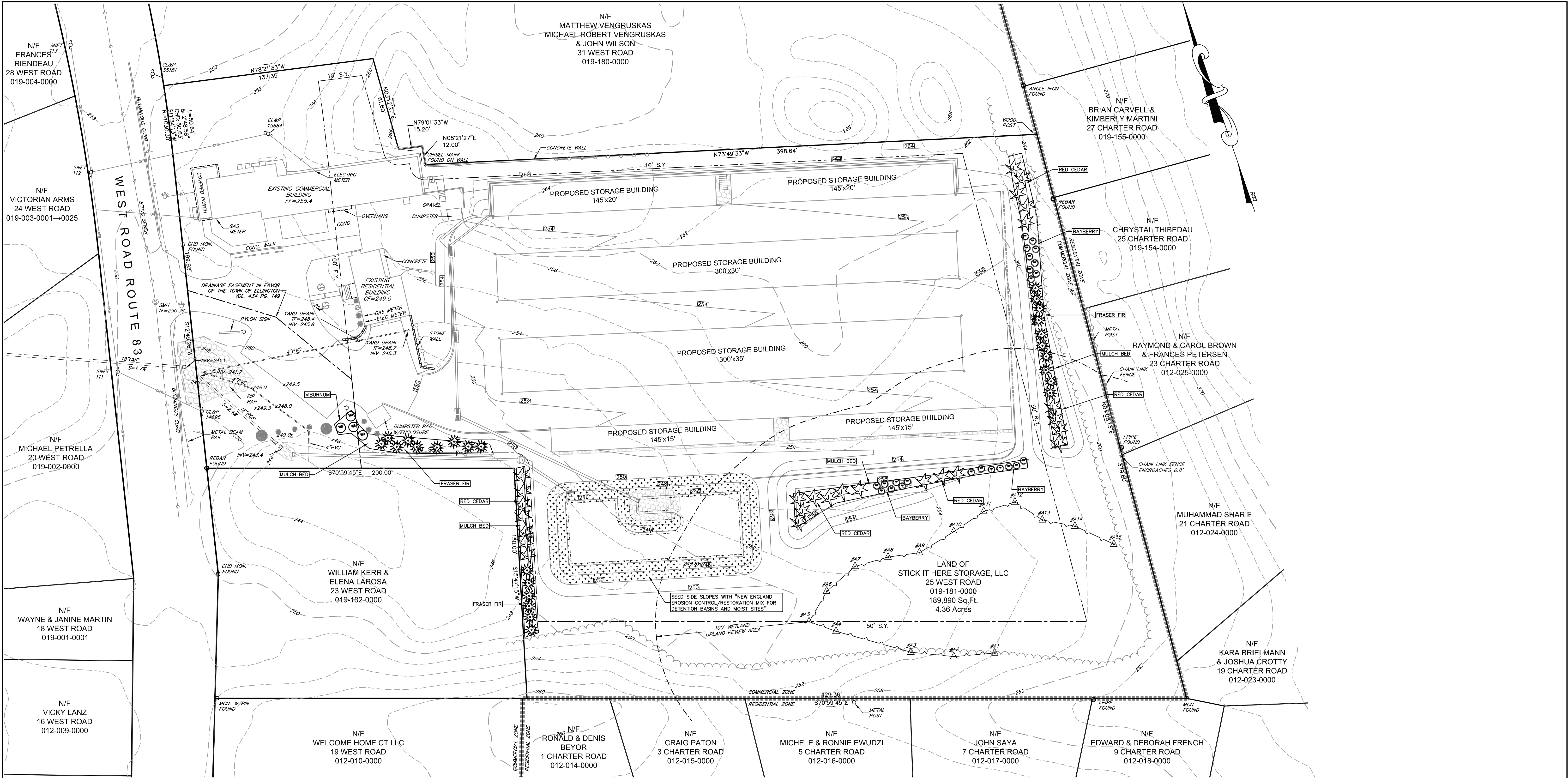
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*Eric R. Peterson*  
ERIC R. PETERSON  
L.S. 23430  
REGISTRATION NO.



IMPROVEMENT LOCATION SURVEY				
UTILITY PLAN LAND OF STICK IT HERE STORAGE, LLC 25 WEST ROAD ELLINGTON, CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC				
178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS	BY	SCALE	DATE	SHEET NO.
11/08/2023	E.R.P.	1"=30'	10-02-2023	3 OF 8
				MAP NO. 11166A

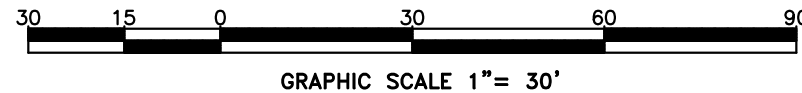


LEGEND	
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PLANTING SPECIFICATIONS:

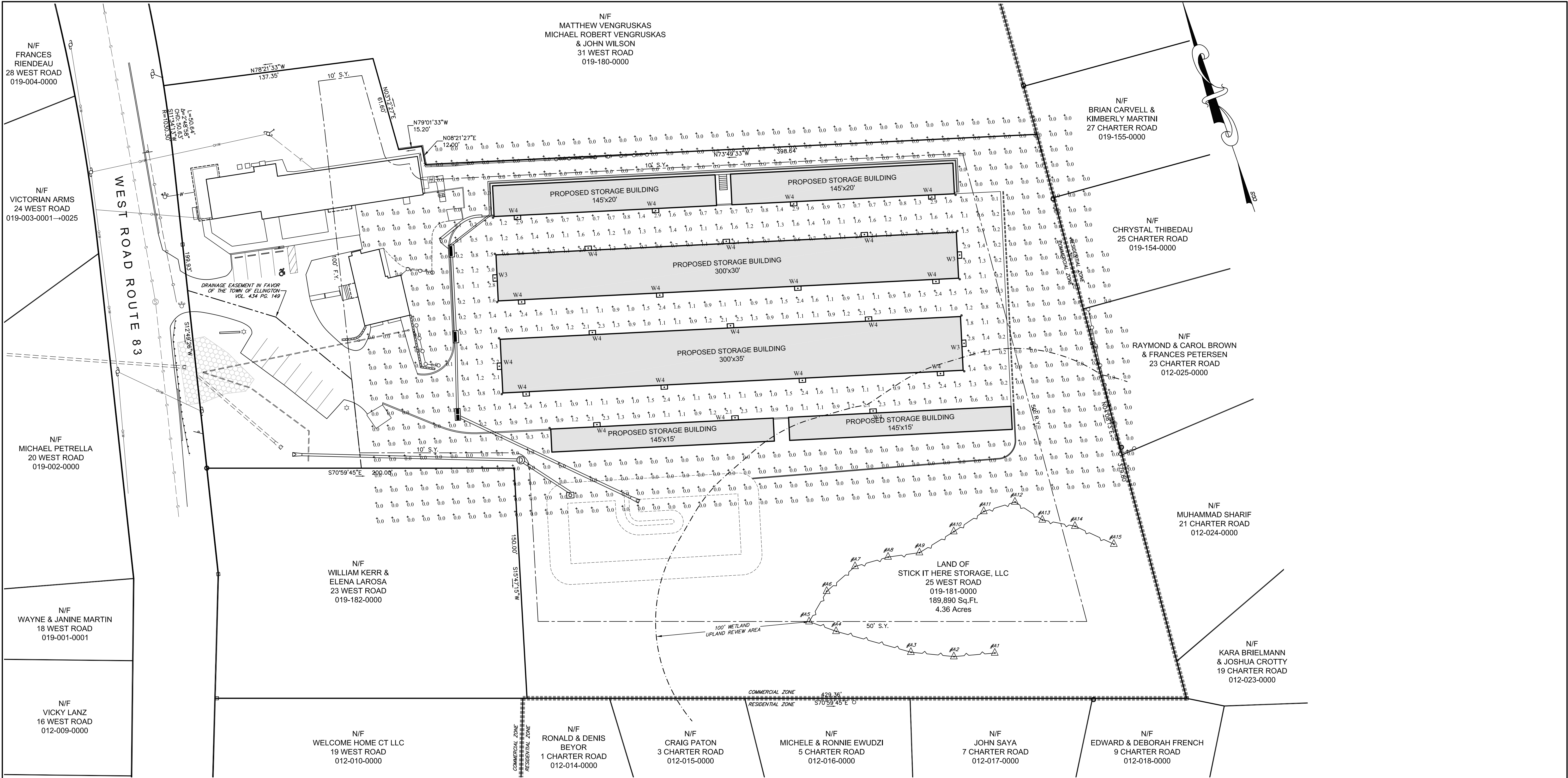
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	MYRICA PENNSYLVANICUM/ BAYBERRY	23	18 - 24"
	JUNIPERUS VIRGINIANA/ RED CEDAR	19	6 - 7'
	VIBURNUM TOMENTOSUM 'MARISSII'/ DOUBLEFILE VIBURNUM	4	18 - 24"

- LAWN AREAS TO BE THE FOLLOWING MIX: 25% PERENNIAL RYE, 25% CHEWINGS FESCUE, 25% CREEPING RED FESCUE, 25% KENTUCKY BLUEGRASS
- ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS, OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND FERTILIZED. PLANT BEDS SHALL BE TOPSOILED TO A DEPTH OF 12".
- CONTRACTOR SHALL MULCH ALL PLANT BEDS TO A DEPTH OF 2" WITH SHREDDED BARK MULCH (NO RED MULCH)
- ALL PLANT SPECIES TO CONFORM TO AAN MOST RECENT PLANT SPECIFICATIONS.



REVISIONS 11/08/2023	LANDSCAPING PLAN LAND OF <b>STICK IT HERE STORAGE, LLC</b> 25 WEST ROAD ELLINGTON, CONNECTICUT <b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b> 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
	BY	SCALE	DATE	SHEET NO.	MAP NO.
	E.R.P.	1"=30'	10-02-2023	4 OF 8	11166A





**LEGEND**

— PROPERTY LINE

□ CONCRETE MONUMENT

○ IRON PIPE/PIN

--- ZONING SETBACK

— SIGN

=== EXISTING CURBING

— EX. UTILITY POLE/OVERHEAD WIRES

— EXISTING LIGHT POLE

=== EX. STORM CULVERT

□ EX. CATCH BASIN

⊙ EX. SANITARY MANHOLE

— EX. SANITARY SEWER

— APPROXIMATE WATER SERVICE

— EX. WATER SHUT-OFF / HYDRANT

— EXISTING CONTOUR

— EXISTING ELEVATION

— INLAND WETLAND BOUNDARY

— WETLAND REGULATED AREA

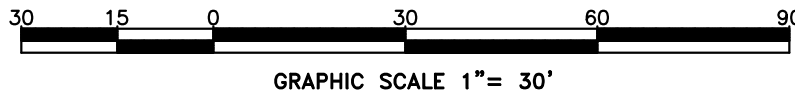
Filename: 25 West Road - StickitHere Storage Site Lighting - Ellington.AGI

Luminaire Schedule						
Symbol	Qty	Label	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating
□	3	W3	2062	18.9815	0.900	B1-U0-G1
□	22	W4	2018	18.9815	0.900	B1-U0-G1

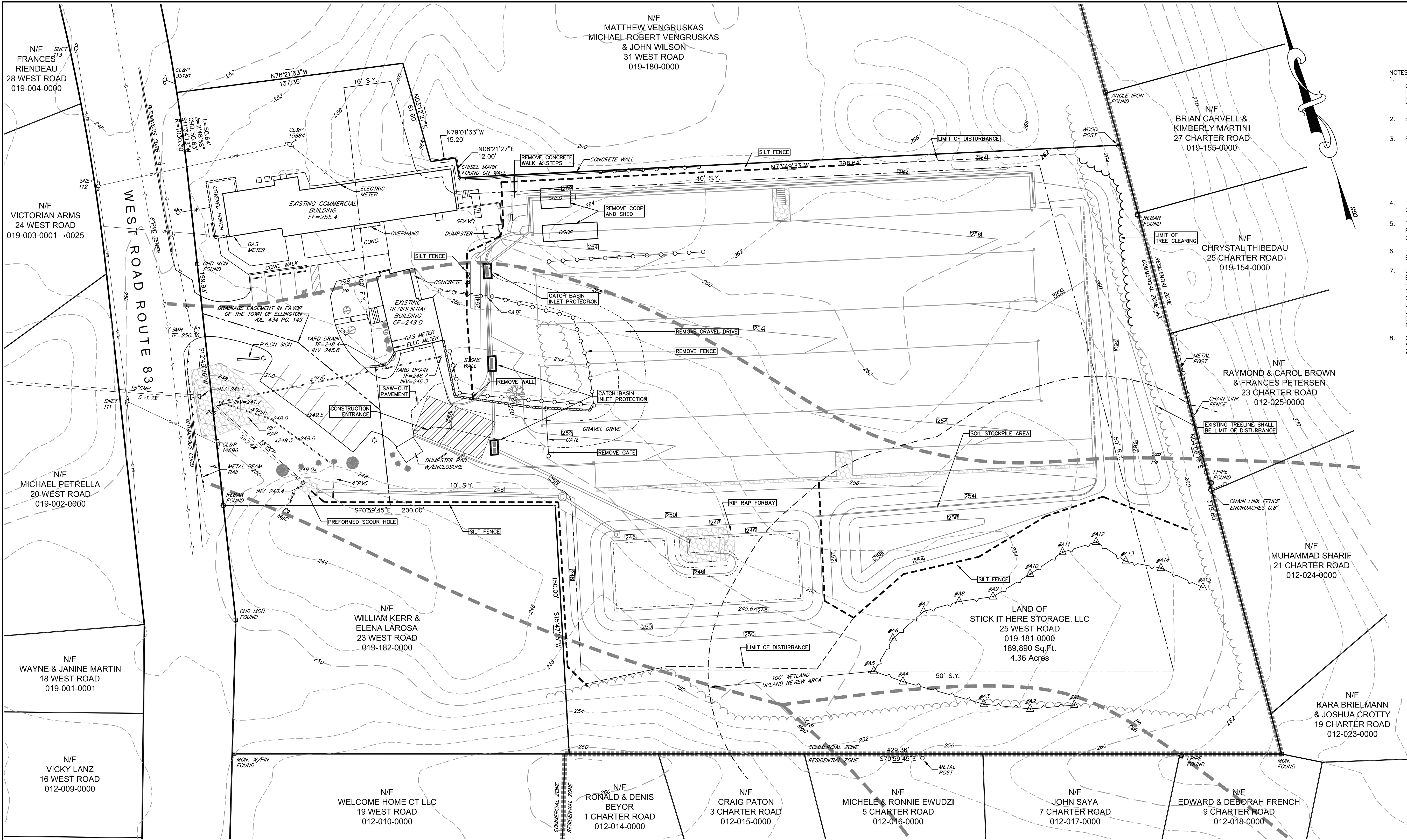
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
SITE	Illuminance	Fc	0.40	3.0	0.0	N.A.	N.A.	
DRIVELANES	Illuminance	Fc	1.16	3.0	0.1	11.60	30.00	

Greg Loda  
Lighting Affiliates  
1208 Cromwell Ave  
Rocky Hill, CT 06067

website: www.lightingaffiliates.com  
Voice Number : (860) 721-1171 x 219  
Email : gloda@lightingaffiliates.com



REVISIONS 11/08/2023	EXTERIOR LIGHTING PLAN LAND OF <b>STICK IT HERE STORAGE, LLC</b> 25 WEST ROAD ELLINGTON, CONNECTICUT <b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b> 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
	BY E.R.P.	SCALE 1"=30'	DATE 10-02-2023	SHEET NO. 5 OF 8	MAP NO. 11166A



- NOTES:
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY AND A DEPENDANT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, AND TOPOGRAPHIC ACCURACY CLASS T-2 WITHIN THE PROPERTY BOUNDARY AND CLASS T-D ELSEWHERE.
  2. BEARINGS REFER TO THE CONNECTICUT COORDINATE SYSTEM BASED UPON A CGS DATUM.
  3. REFERENCE IS MADE TO THE FOLLOWING MAPS:  
A. "PROPERTY OF MARY SAS & HELEN E. JAKIEL ELLINGTON, CONNECTICUT" BY ROBERT H. CHAMBERS, MAY 1949, MAP NO. 148.  
B. "COMPILED PLAN PREPARED FOR HELEN JAKIEL ELLINGTON, CONNECTICUT" BY SCHINDLER SURVEYS, DATE: 6/01/01.  
C. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ELLINGTON THE ROCKVILLE-SOMERS ROAD FROM VERNON TOWN LINE TO SOMERS TOWN LINE ROUTE NO. 108" NUMBER 94, DATE: 12-6-27.
  4. THIS PARCEL IS LOCATED IN THE COMMERCIAL ZONE 'C' AND IS DESIGNATED AS APN 019-181-0000.
  5. THIS PARCEL IS LOCATED IN FLOOD HAZARD ZONE 'C' (AREAS OF MINIMAL FLOODING) PER FIRM FLOOD INSURANCE RATE MAP, TOWN OF ELLINGTON, CONNECTICUT TOLLAND COUNTY PANEL 15 OF 15, COMMUNITY PANEL NUMBER 090158 0015 B. 3/15/1982.
  6. THE LIMIT OF INLAND WETLANDS WERE FIELD DELINEATED BY GEORGE LOGAN OF REMA ECOLOGICAL SERVICES ON MAY 22, 2023.
  7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND / OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
  8. ON MAY 7, 2012 THE ELLINGTON ZONING BOARD OF APPEALS APPROVED APPLICATION V201204 FOR A VARIANCE OF SECTION 6.3.7.A.3.b-DETACHED SIGNS OF THE ELLINGTON ZONING REGULATIONS TO ALLOW FOR 36 SQUARE FEET OF SIGNAGE.

LEGEND

—	PROPERTY LINE
□	CONCRETE MONUMENT
○	IRON PIPE/PIN
---	ZONING SETBACK
—	SIGN
—	EXISTING CURBING
—	EX. UTILITY POLE/OVERHEAD WIRES
—	EXISTING LIGHT POLE
---	EX. STORM CULVERT
□	EX. CATCH BASIN
⊙	EX. SANITARY MANHOLE
—	EX. SANITARY SEWER
—	APPROXIMATE WATER SERVICE
—	EX. WATER SHUT-OFF / HYDRANT
---	EXISTING CONTOUR
—	EXISTING ELEVATION
—	INLAND WETLAND BOUNDARY
---	WETLAND REGULATED AREA
---	SILT FENCE BARRIER

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

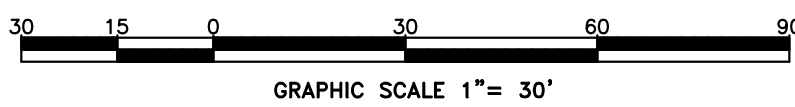
*George T. Logan*  
GEORGE T. LOGAN, MS, PWS  
Registered Soil Scientist

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
ERIC R. PETERSON  
L.S. 23430  
REGISTRATION NO.

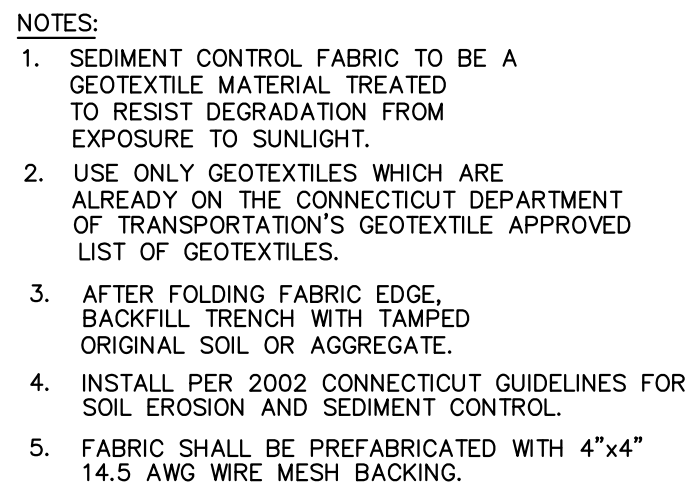
THE NRCS WEB SOIL SURVEY CLASSIFIES ALL THE SOILS ON THIS PROPERTY AS (306) UDORTHENTS - URBAN LAND COMPLEX. THE SOIL LINES DEPICTED ON THIS PLAN ARE AS SHOWN ON THE "SOIL SURVEY TOLLAND COUNTY CONNECTICUT" BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, 1961.

SOIL MAPPING LEGEND:  
Csb: CHESHIRE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
Mgc: MANCHESTER GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES  
Pg: PODUNK FINE SANDY LOAM

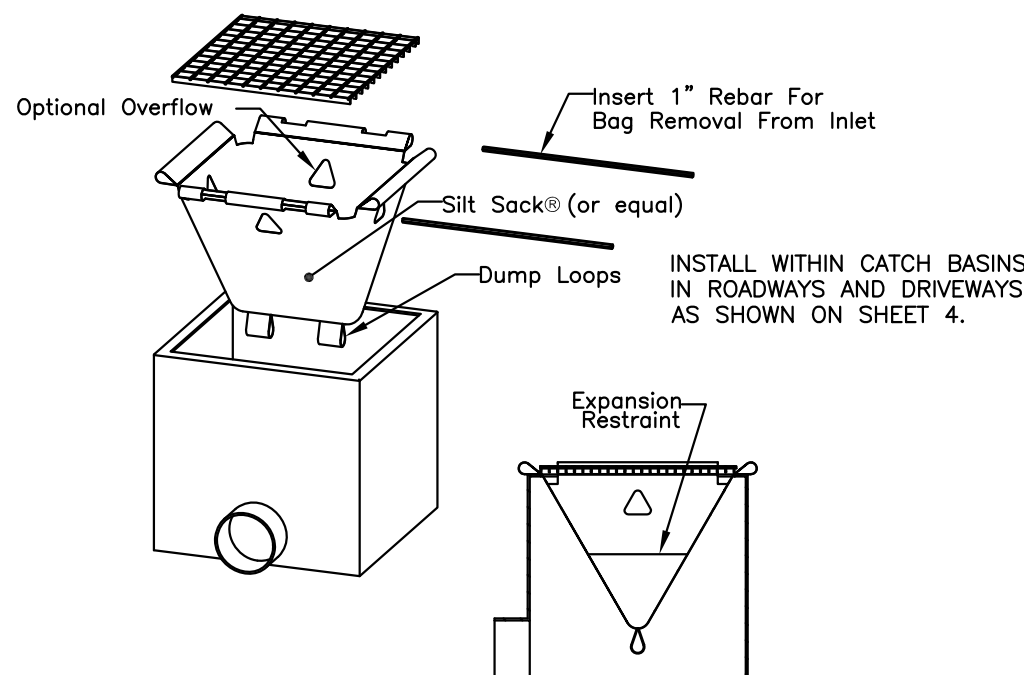
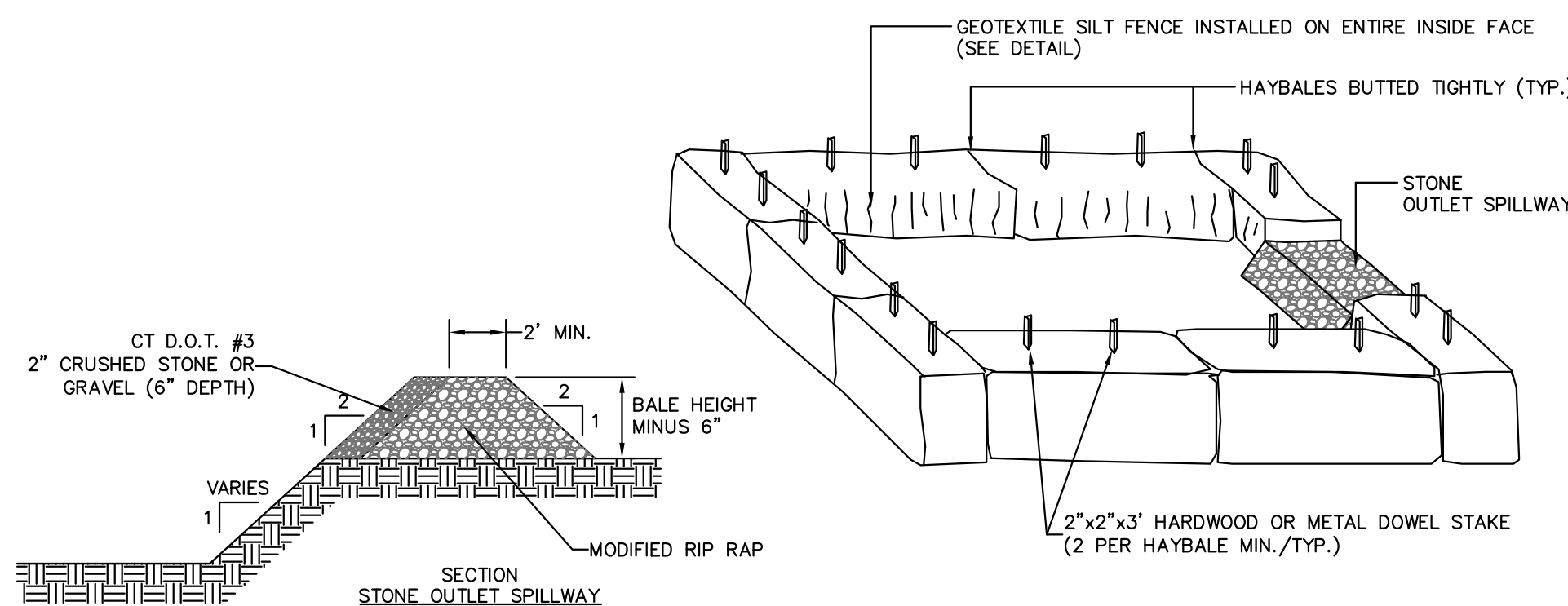
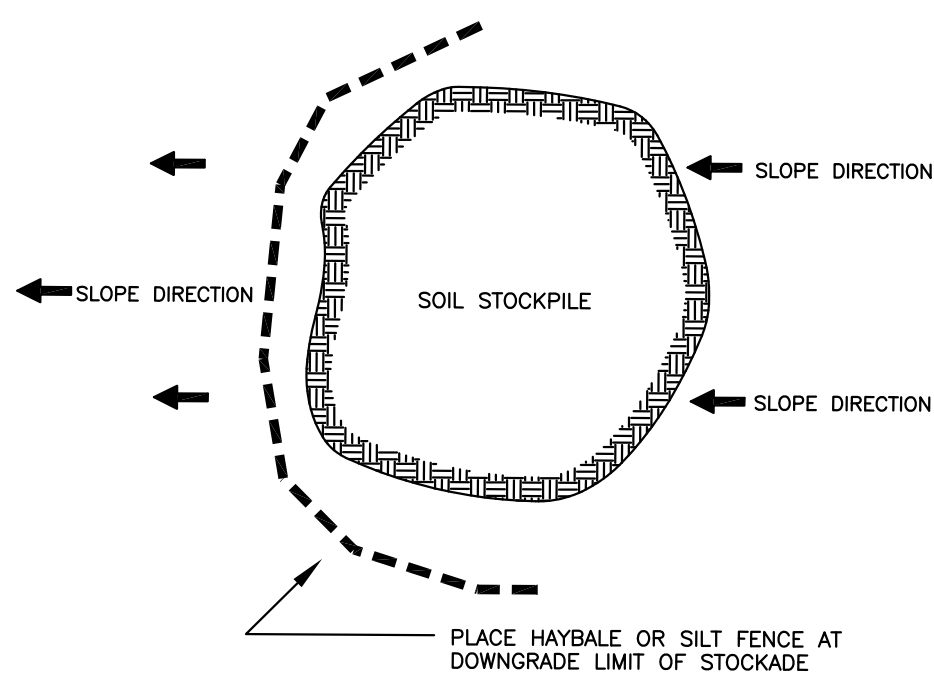
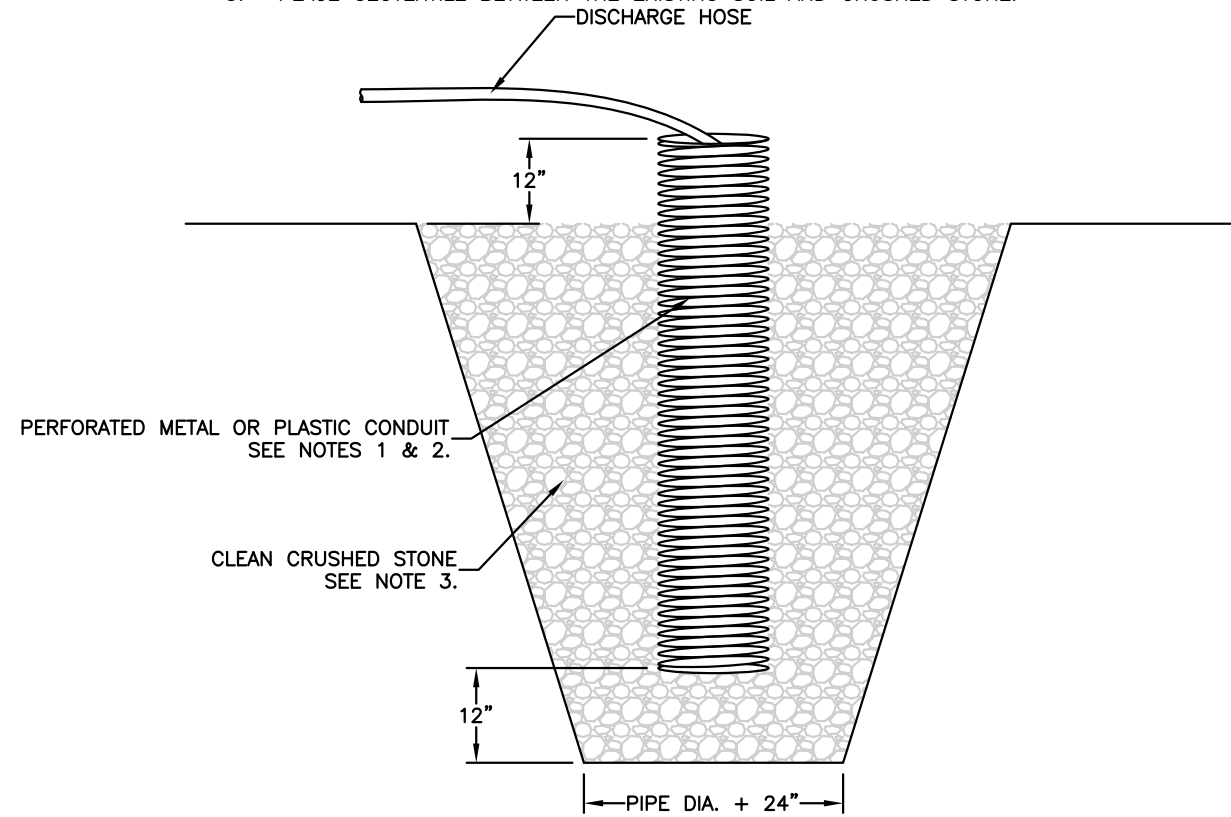
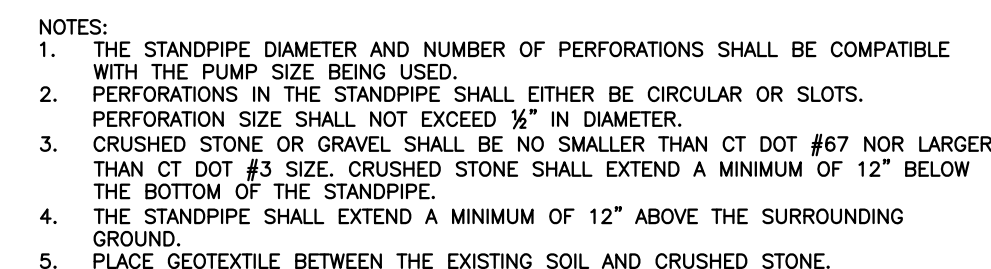


IMPROVEMENT LOCATION SURVEY EROSION & SEDIMENT CONTROL PLAN LAND OF STICK IT HERE STORAGE, LLC 25 WEST ROAD ELLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
REVISIONS		PROFESSIONAL ENGINEERS		
11/08/2023		LAND SURVEYORS		
BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=30'	10-02-2023	6 OF 8	11166A





3. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION, THE FOLLOWING MEASURES SHALL BE ADHERED TO FOR THE DE-WATERING OF THE EXCAVATION:
  - a. THE EXCAVATION SHALL BE DREDGED TO A DEPTH OF 1.0 METER AND SHALL BE LOCATED ON A RELATIVELY FLAT SURFACE ON THE SITE SUCH THAT SURFACE WATER CAN BE COLLECTED IN THE EXCAVATION AND DISCHARGED TO THE NEAREST WATERWAY. WATER SHALL NOT BE DISCHARGED DIRECTLY TO A WETLAND.
  - b. EXCAVATE PUMP INTAKE PROTECTION SUMP (SEE DETAIL), WHERE STANDING WATER IS ENCOUNTERED, TO ACCUMULATE WATER TO BE PUMPED OUT OF THE EXCAVATION. DEWATERING THE SITE BY FLOATING THE PUMP INTAKE AT THE WATER'S SURFACE. CAREFULLY MONITOR THE WATER LEVELS TO PREVENT THE UPTAKE OF SEDIMENT.
  - c. EXCAVATE THE SUMP WITHIN OR ADJACENT TO THE AREA BEING DEWATERED. DISCHARGE THE WATER TO THE NEAREST WATERWAY.
  - d. THE PUMP OUTLET PROTECTION SHALL ADEQUATELY DISSIPATE THE ENERGY OF THE DISCHARGE SO AS TO PREVENT EROSION AND THE RE-SUSPENSION OF MATERIALS TO THE SITE.



Post Construction Maintenance Schedule		
Maintenance Item	Frequency	Maintenance
Catch Basins	Monthly	<ul style="list-style-type: none"> <li>Inspect grates for litter and debris and remove as needed</li> </ul>
	Annually	<ul style="list-style-type: none"> <li>Remove sediment in sump immediately after spring snowmelt</li> <li>If sediment accumulation significantly exceeds one-half the depth of the sump during annual inspection, clean more frequently</li> </ul>
Stormwater Basin	Semi-Annually	<ul style="list-style-type: none"> <li>Remove invasive vegetation</li> </ul>
	Monthly	<ul style="list-style-type: none"> <li>Clean/remove sediment and debris</li> <li>Mow side slopes</li> <li>Repair eroded areas</li> </ul>
	5-10 Years	<ul style="list-style-type: none"> <li>Monitor sediment accumulation and remove when pool volume is reduced significantly.</li> </ul>

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
6. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
7. FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
8. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
9. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE. ANY WASTEWATER FROM THE DEWATERING OF AN EXCAVATION SHALL NOT BE DISCHARGED DIRECTLY TO A WETLAND AND SHALL BE HANDLED AS INDICATED ON THESE PLANS.
11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL REQUIRE TEMPORARY STABILIZATION WITHIN THE 15 DAYS.
12. SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
13. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
14. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULPATICKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
15. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULPATICKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMLY FOLLOWED WITH SEEDING WITH A ROLLER OR LIGHT DRAG.
16. FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A C. SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
17. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
18. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
19. WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
20. CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

PROJECT NAME: SELF STORAGE  
LOCATION: 25 WEST ROAD, ELLINGTON, CONNECTICUT  
PROJECT DESCRIPTION: SELF-STORAGE FACILITY  
PARCEL AREA: 4.36 AC.  
RESPONSIBLE PERSONNEL: M. RILEY (860) 614-4095

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CLEAR TREES AND BRUSH	INSTALL ANTI-TRACKING PAD		
REMOVE STUMPS	INSTALL SILT FENCE BARRIERS DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN  INSPECT AND MAINTAIN SEDIMENT BARRIERS WEEKLY AND AFTER RAIN EVENTS OVER 0.5-INCH.		
REMOVE FENCING, STRUCTURES, WALL, ETC.			
ROUGH GRADE SITE	INSTALL HAYBALES AROUND NEW CATCH BASIN INLETS ONCE INSTALLED		
INSTALL DRAINAGE			
POUR CONCRETE	TOPSOIL, SEED AND MULCH SITE		
FINAL GRADE AND PAVE	REMOVE SEDIMENT FROM DRAINAGE STRUCTURES  REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

PROJECT DATES:  
DATE OF CONSTRUCTION START JANUARY 1, 2024  
DATE OF CONSTRUCTION COMPLETION JANUARY 1, 2025

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

## PROJECT NARRATIVE

The purpose of this project is to construct new self-storage buildings to the rear of the existing development on this parcel. These buildings will not be serviced by water or public sewer and will utilize the existing curb cut on West Road (Route 83).

Construction activities shall commence with the installation of the construction entrance followed by tree cutting. Sedimentation barriers shall be installed prior to stumping.

Installation of the drainage structures, and piping shall proceed as the construction schedule allows. Leave grade 6" below catch basin tops to prevent silt laden runoff from entering the drainage system.

Completion of storm drainage is to be followed by placing processed gravel, and final grading of the paved areas. All erosion control measures shall be maintained and upgraded as needed until stable vegetative growth has been established. At all times erosion of exposed and stockpiled materials shall be prevented using measures specified in these plans. Once the site is stabilized, sediment within the drainage system will be removed.

Proposed soil erosion and sediment control measures were designed using criteria set forth by the "Connecticut Guidelines for Soil Erosion and Sediment Control", revised to 2002.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	1.0	3/1-6/15, 8/1-10/15
WINTER RYE	120	3.0	4/15-7/1, 8/15-10/15
SUDANGRASS	30	0.7	5/15-8/1

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

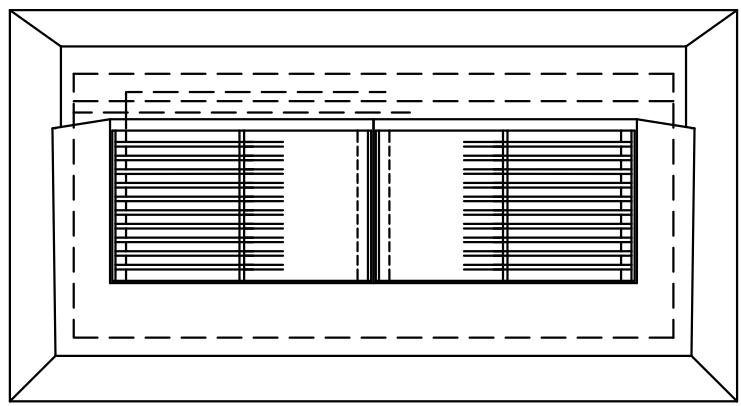
PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	20	0.45	4/1-6/15, 8/15-10/1
CREeping RED FESCUE	20	0.45	4/1-6/15, 8/15-10/1
PERENNIAL RYEGRASS	5	0.10	4/1-6/15, 8/15-10/1
TOTAL	45	1.00	

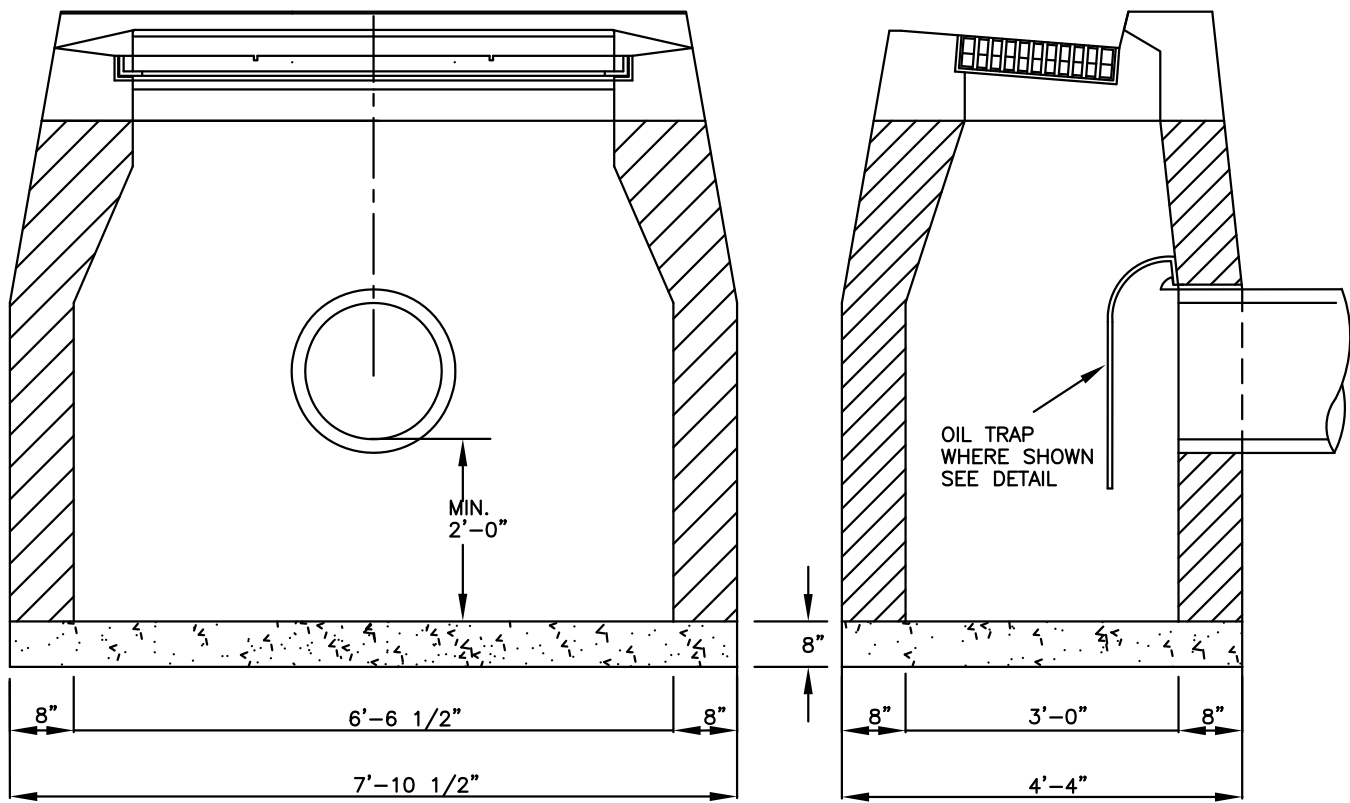
## EROSION & SEDIMENT CONTROL DETAILS

	SITE PLAN LAND OF STICK IT HERE STORAGE, LLC 25 WEST ROAD ELLINGTON, CONNECTICUT				
	GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
	PROFESSIONAL ENGINEERS      LAND SURVEYORS				
REVISIONS 11/08/2023	BY  E.R.P.	SCALE  N.T.S.	DATE  10-02-2023	SHEET NO.  7 OF 8	MAP NO.  11166A

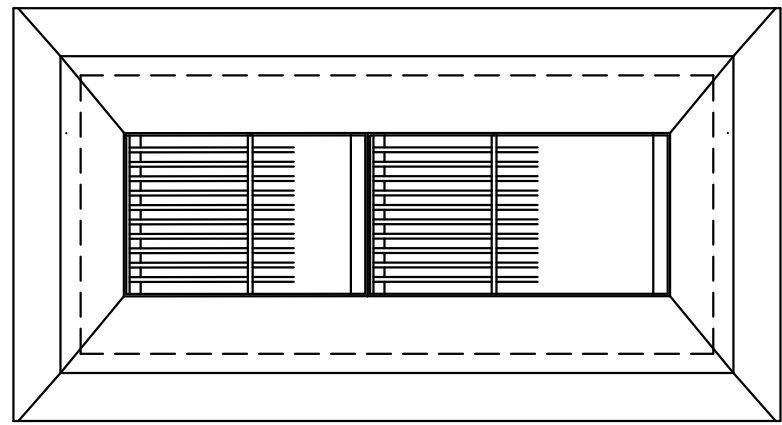




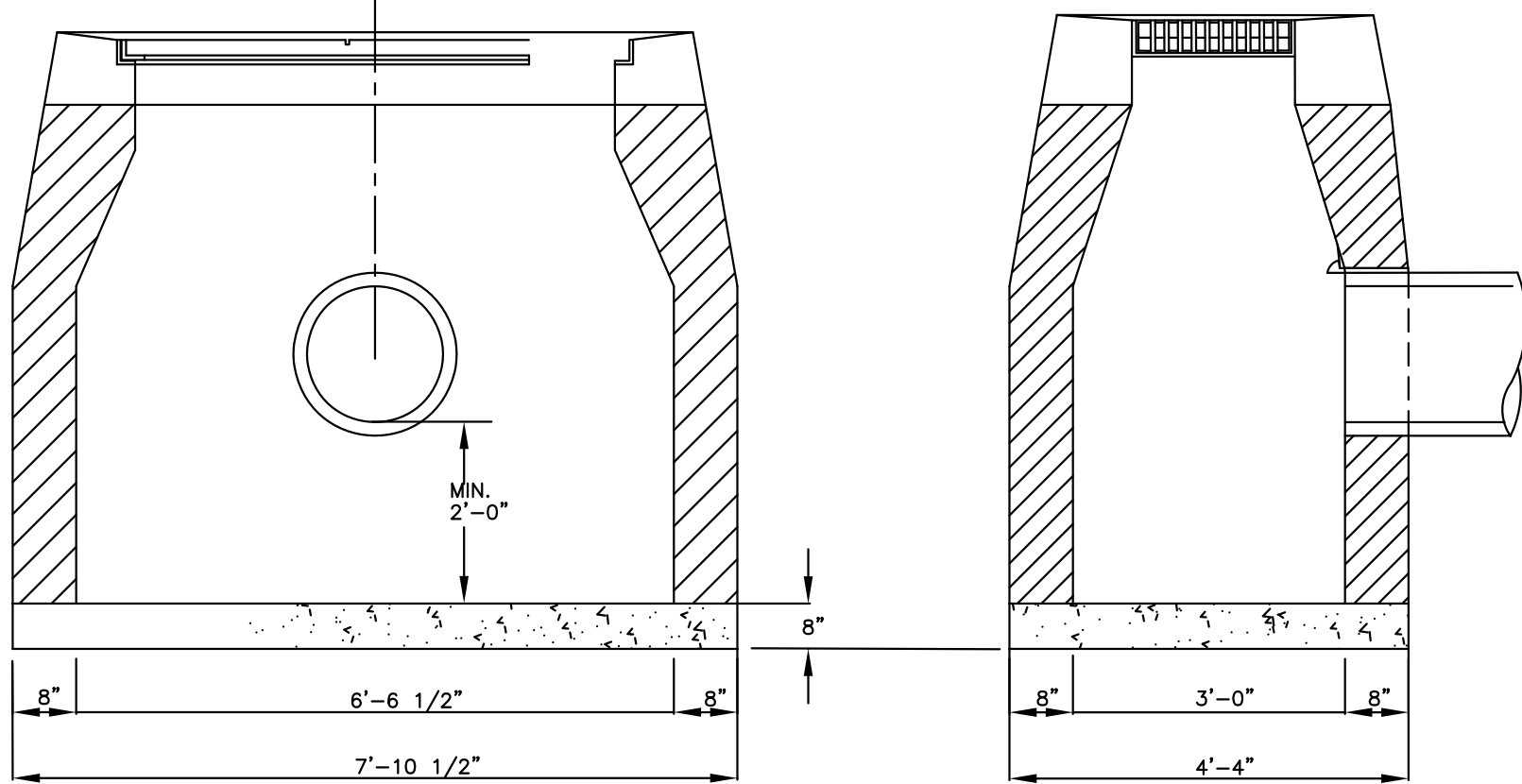
- NOTES:
1. TYPE 'C' CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
  2. STRUCTURE TO BE PRECAST CLASS 'F' CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
  3. SUMPS TO BE PRECAST CONCRETE OR CONSTRUCTED ON A CONCRETE SLAB. WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETING FROM THE CATCH BASIN.
  4. WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE, GUTTER TO MATCH PAVEMENT SLOPE.



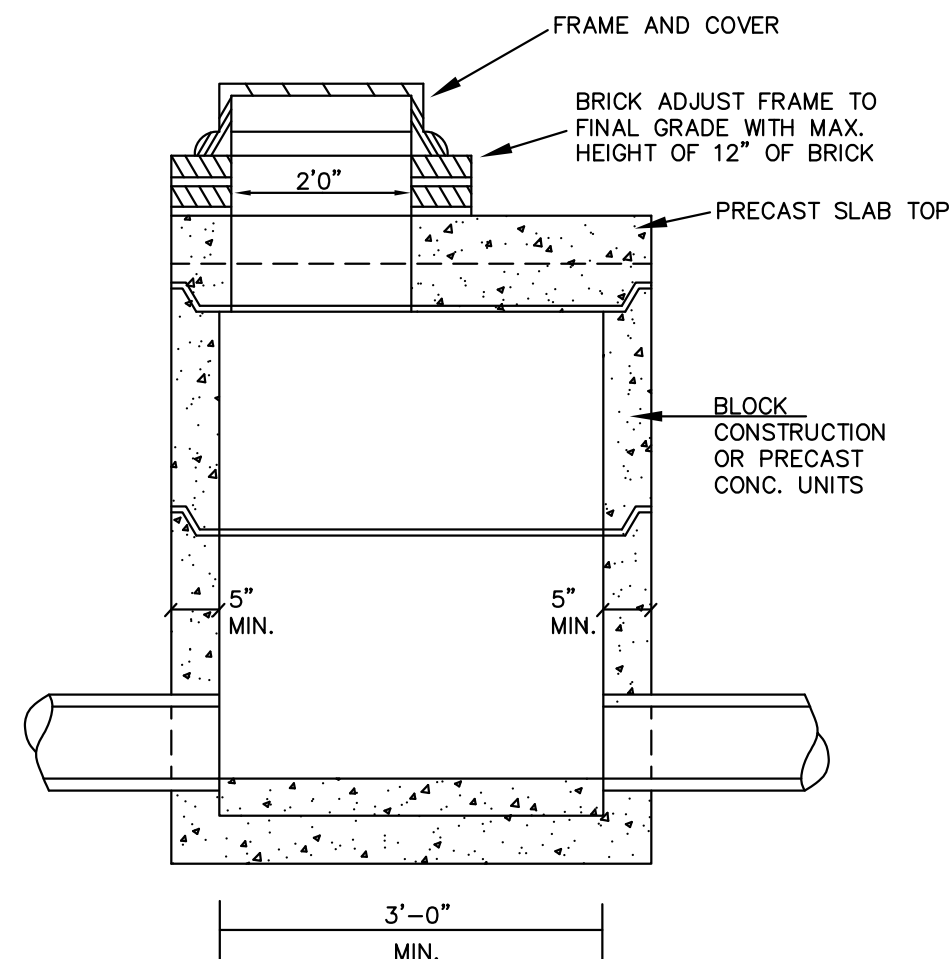
DOUBLE TYPE "C" CATCH BASIN TYPE II



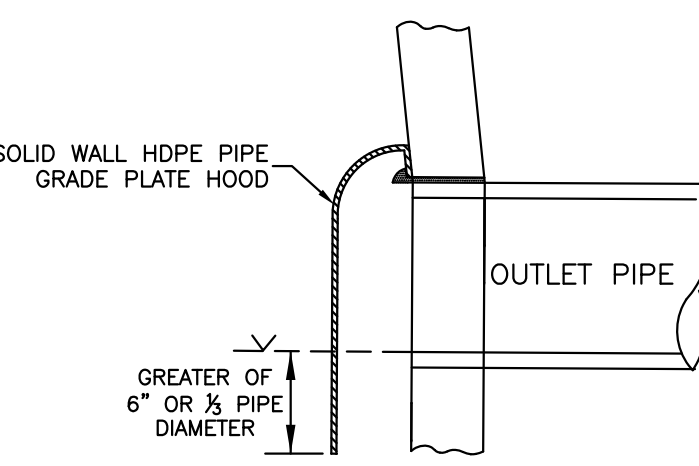
- NOTES:
1. TYPE II 'C-L' CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
  2. STRUCTURE TO BE PRECAST CLASS 'F' CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
  3. SUMPS TO BE PRECAST CONCRETE OR CONSTRUCTED ON A CONCRETE SLAB. WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETING FROM THE CATCH BASIN.
  4. WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE, GUTTER TO MATCH PAVEMENT SLOPE.
  5. INSTALL AT CB 6, 8 & 12.



DOUBLE CATCH BASIN C-L TYPE II

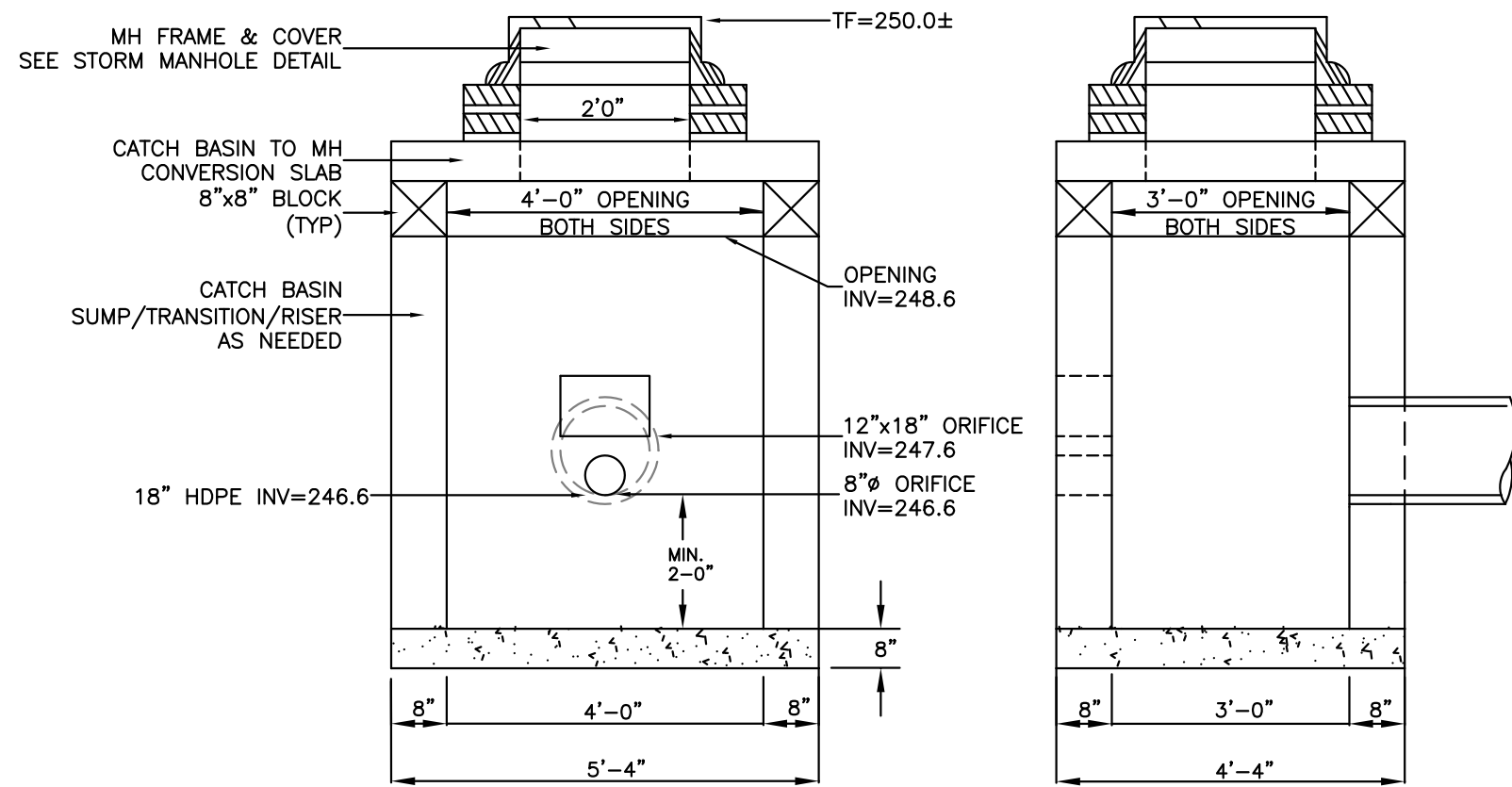


STORM MANHOLE

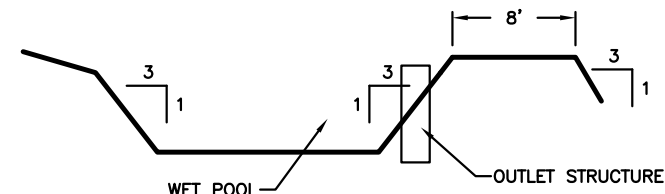


CATCH BASIN HOOD DETAIL  
(LOCATED IN CB 3)

- NOTES:
1. STRUCTURE SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
  2. STRUCTURE TO BE PRECAST CLASS 'F' CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".

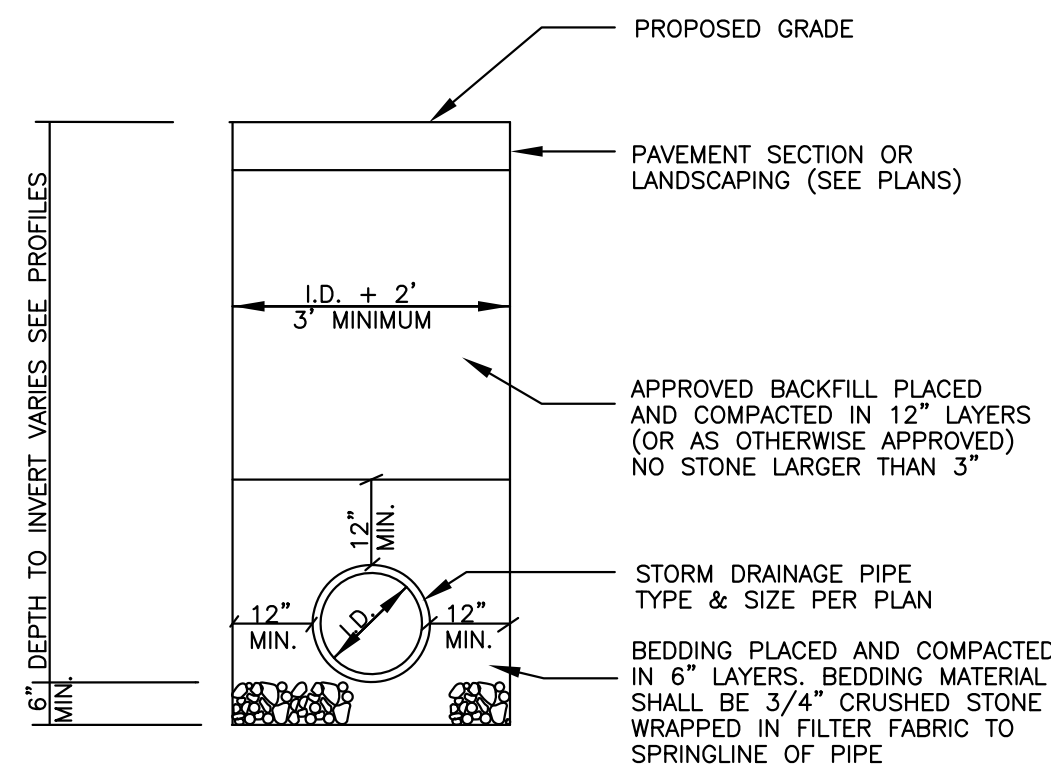


OUTLET STRUCTURE #4

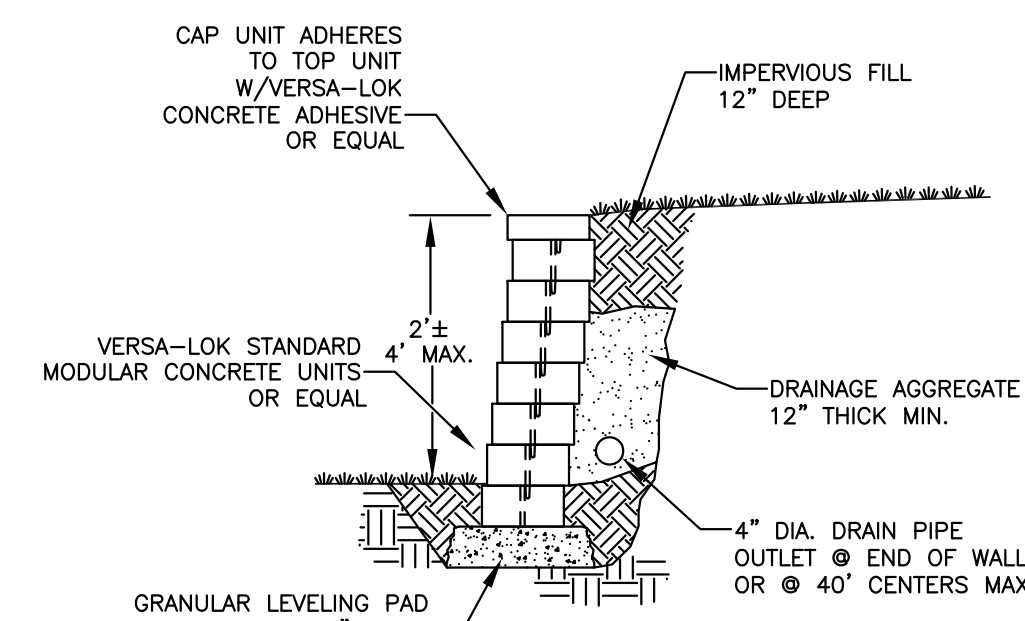


- NOTES:
1. EARTH EMBANKMENTS SHALL BE NATIVE TILL MATERIAL, FREE OF ROOTS, WOODY VEGETATION, STUMPS, SOIL, OR ORGANIC MATERIAL. THE MATERIAL SHALL HAVE NO STONES LARGER THAN 6-INCHES AND NO STONES LARGER THAN 3-INCHES WITHIN TWO-FEET OF THE INLET OR OUTLET. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL.
  2. SIDE SLOPES AND BERM TO BE SEEDED AS SPECIFIED ON THESE PLANS.

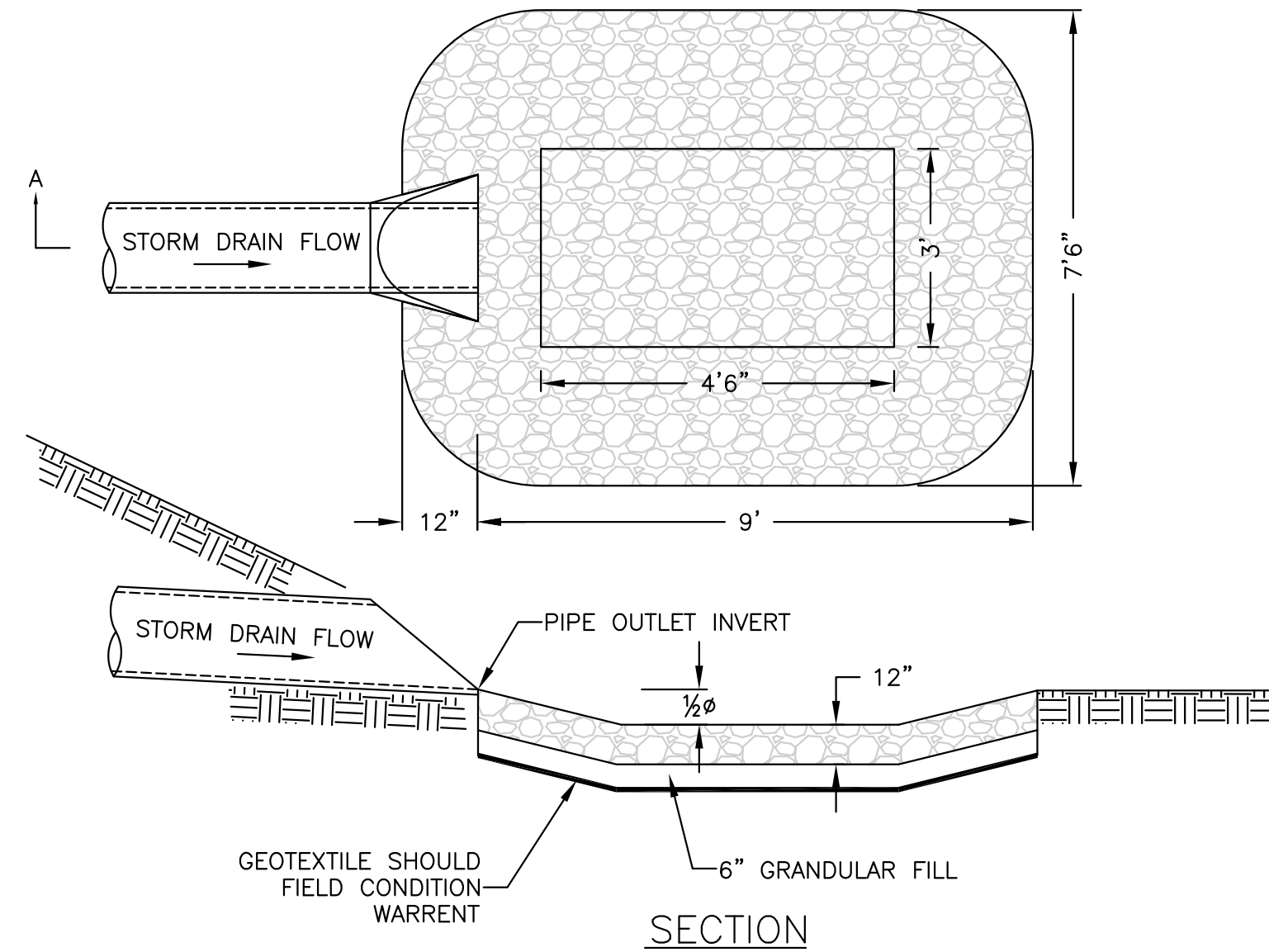
STORMWATER BASIN DETAIL



STORM DRAIN TRENCH DETAIL



TYPICAL SECTION-UNREINFORCED RETAINING WALL



PREFORMED RIPRAP SCOUR HOLE

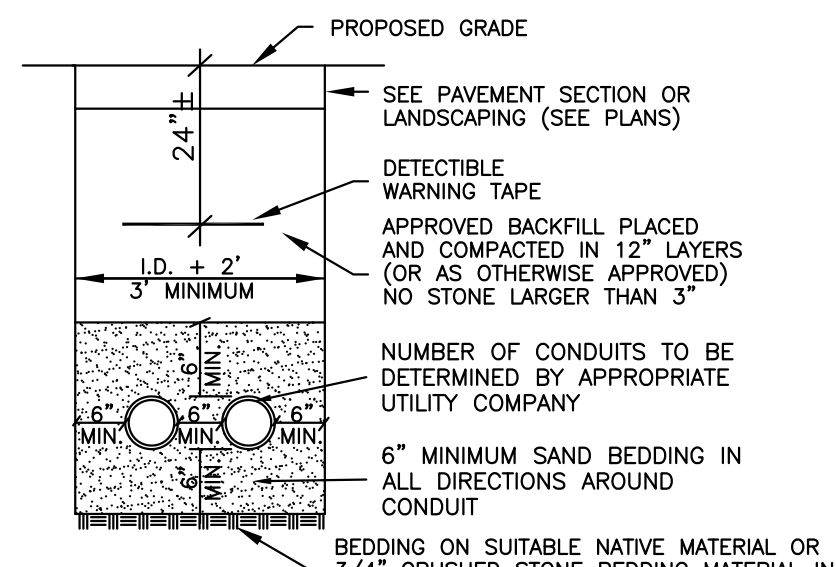
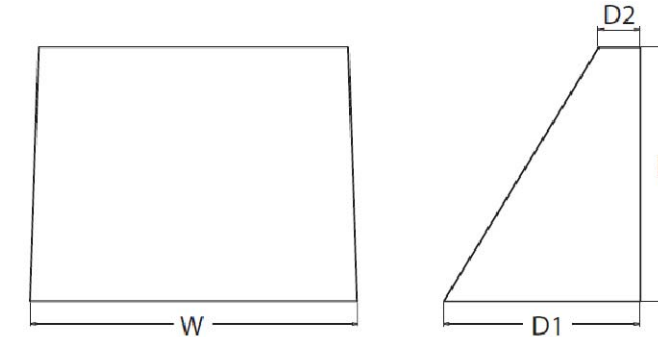


**WDGE2 LED**  
Architectural Wall Sconce  
Precision Refractive Optic

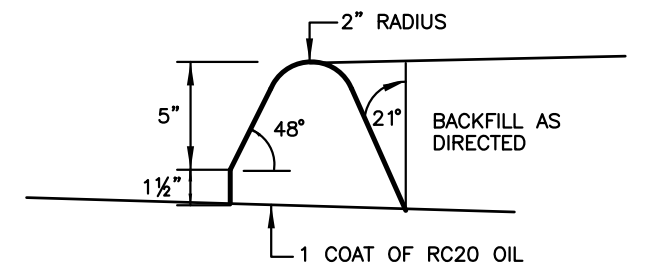


Specifications

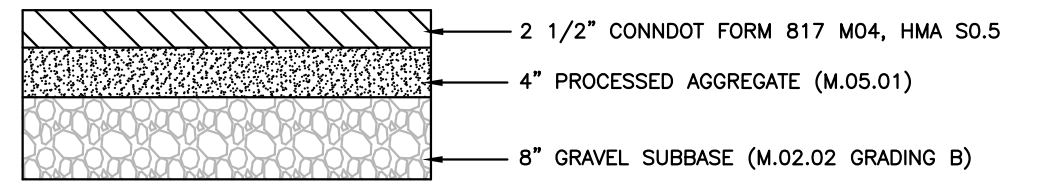
Depth (D1): 7"  
Depth (D2): 1.5"  
Height: 9"  
Width: 11.5"  
Weight: 13.5 lbs  
(without options)



CONDUIT TRENCH DETAIL

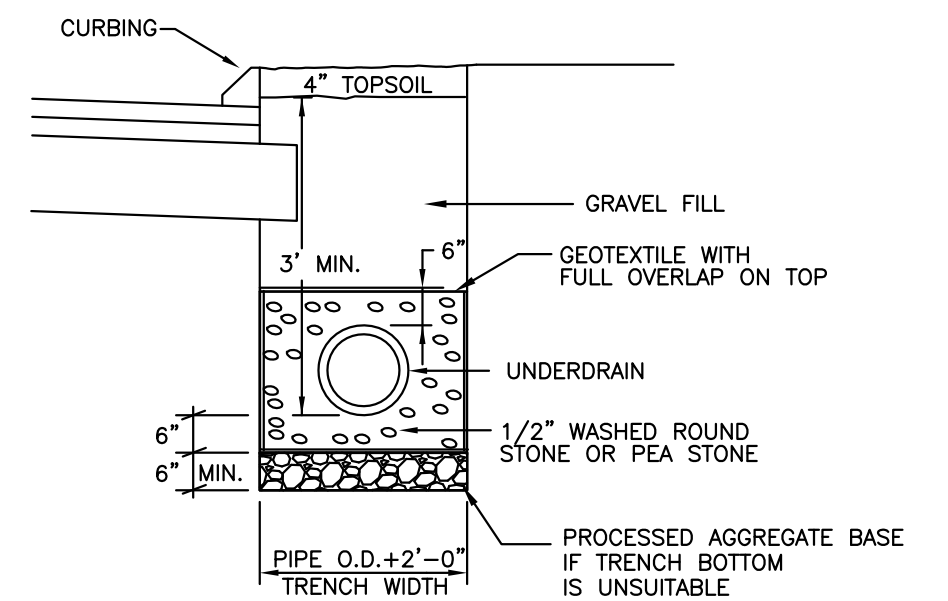


BITUMINOUS CONCRETE LIP CURB

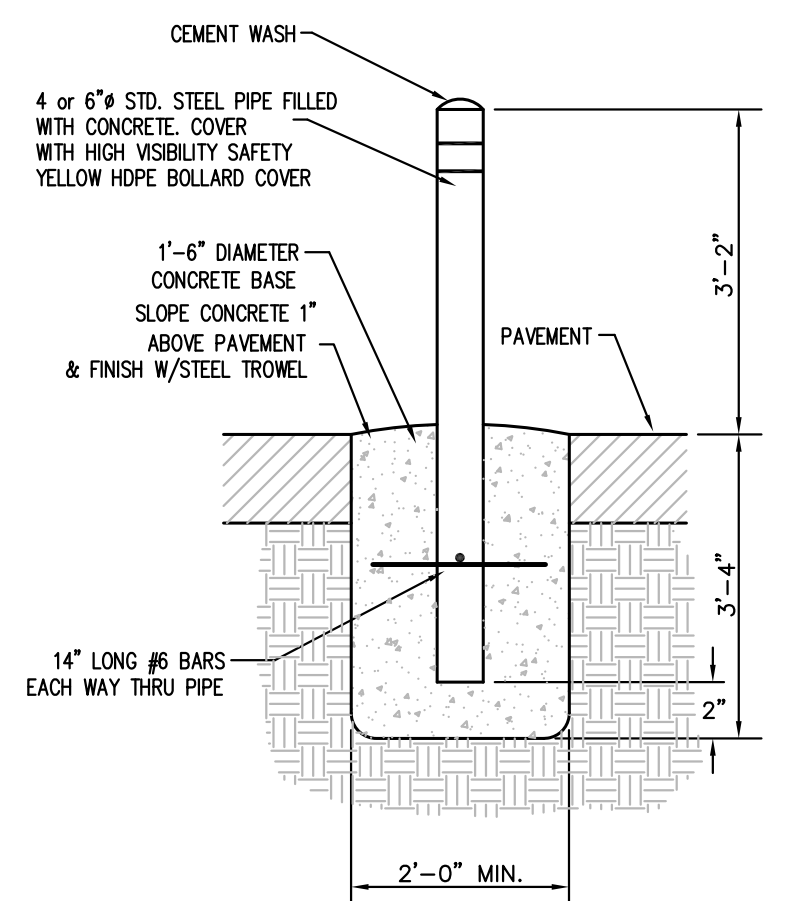


BITUMINOUS PAVEMENT CROSS SECTION

- NOTES:
1. PERFORATIONS TO BE PLACED UP OR DOWN AS SPECIFIED BY THE DESIGN ENGINEER.
  2. HOLES ARE TO BE 1/2" DIA. OR 5/8" DIA.
  3. PIPE SHALL BE MIN. 8" DIA.
  4. ALL UNDERDRAIN TO BE OUTLETTED AS SHOWN. IF OUTLETTED TO A CATCH BASIN THE TOP OF THE UNDERDRAIN PIPE IS TO MATCH THE TOP OF THE OUTLET PIPE.
  5. UNDERDRAIN LOCATION TO BE DETERMINED BY THE DESIGN ENGINEER AT THE TIME OF CONSTRUCTION.



ROAD UNDERDRAIN DETAIL



BOLLARD DETAIL

SITE CONSTRUCTION DETAILS

SITE PLAN  
LAND OF  
**STICK IT HERE STORAGE, LLC**  
25 WEST ROAD  
ELLINGTON, CONNECTICUT  
**GARDNER & PETERSON ASSOCIATES, LLC**

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	N.T.S.	10-02-2023	8 OF 8	11166A

REVISIONS  
11/08/2023



\$260

# Town of Ellington Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amendment to Regulation  
☐ Site Plan Approval ☒ Special Permit ☐ Modification ☐ CGS 8-24

Application #  
Z202325  
Date Received  
10/19/2023

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

## Owner's Information

Name: STEVEN MIDFORD  
Mailing Address: 124 MIDDLE RD.  
ELLINGTON, CT 06029  
Email: steve.midford@gmail.com  
WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,  
MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No  
Primary Contact Phone #: 860-803-2729

Secondary Contact Phone #: \_\_\_\_\_  
Signature: [Signature] Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

## Applicant's Information (if different than owner)

Name: \_\_\_\_\_  
Mailing Address: SAME AS OWNER  
Email: \_\_\_\_\_  
WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,  
MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No  
Primary Contact Phone #: \_\_\_\_\_

Secondary Contact Phone #: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

OCT 19 2023

Street Address: 124 MIDDLE RD

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

Assessor's Parcel Number (APN): 041 - 002 - 0000 Existing Zone: RAR Proposed Zone: N/A  
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: ☒ Yes ☐ No Public Sewer: ☐ Yes ☒ No If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).

Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ No If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.

Is the project in a public water supply watershed area? ☐ Yes ☒ No If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.

## Description of Request (If more space is needed, please attach additional sheets)

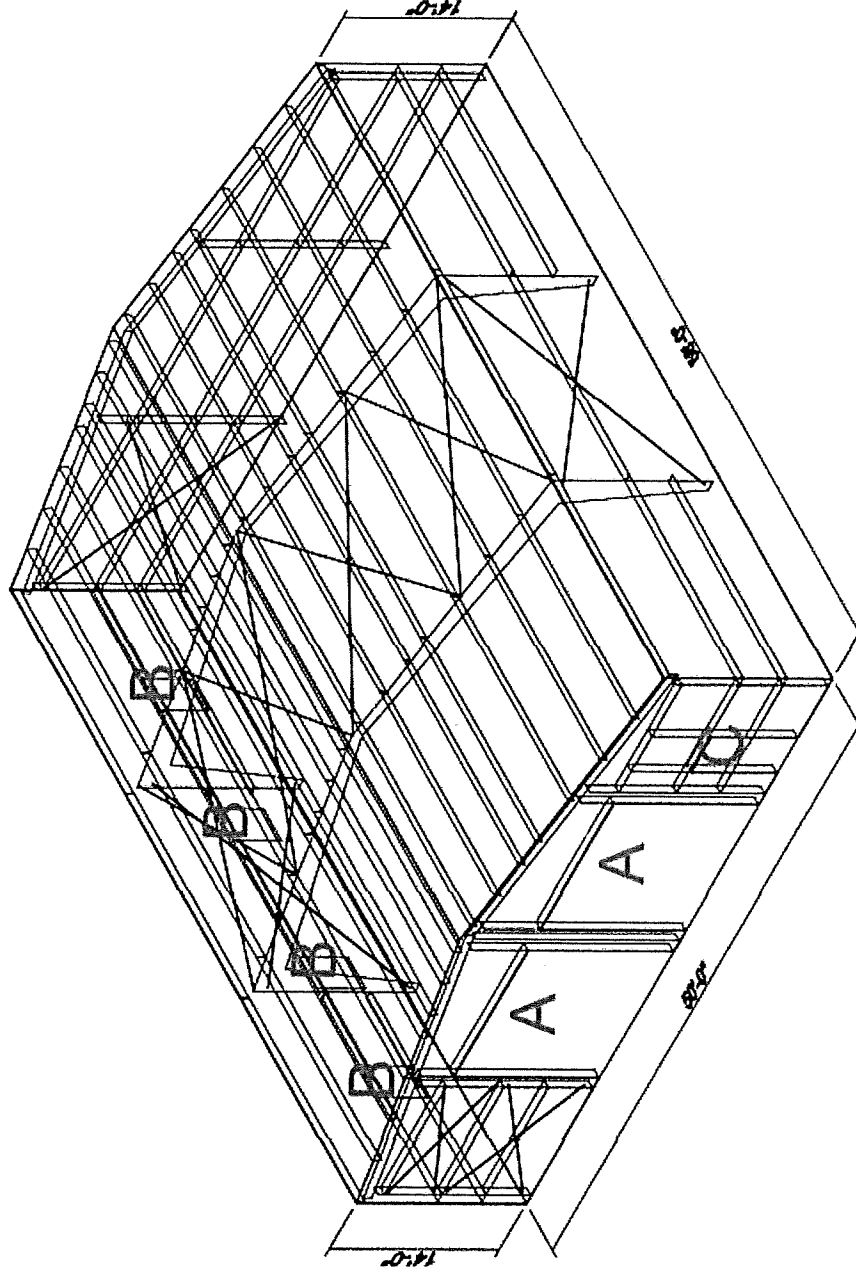
LOOKING TO ERRECT A 50x60 detached structure. For  
personal storage of vehicles, extra yard equipment.  
building will not be used for any business purpose of  
dwelling.

# Exhibit #1

Wall Color: Steel gray

Trim Color: Black

Initial: *SRM*



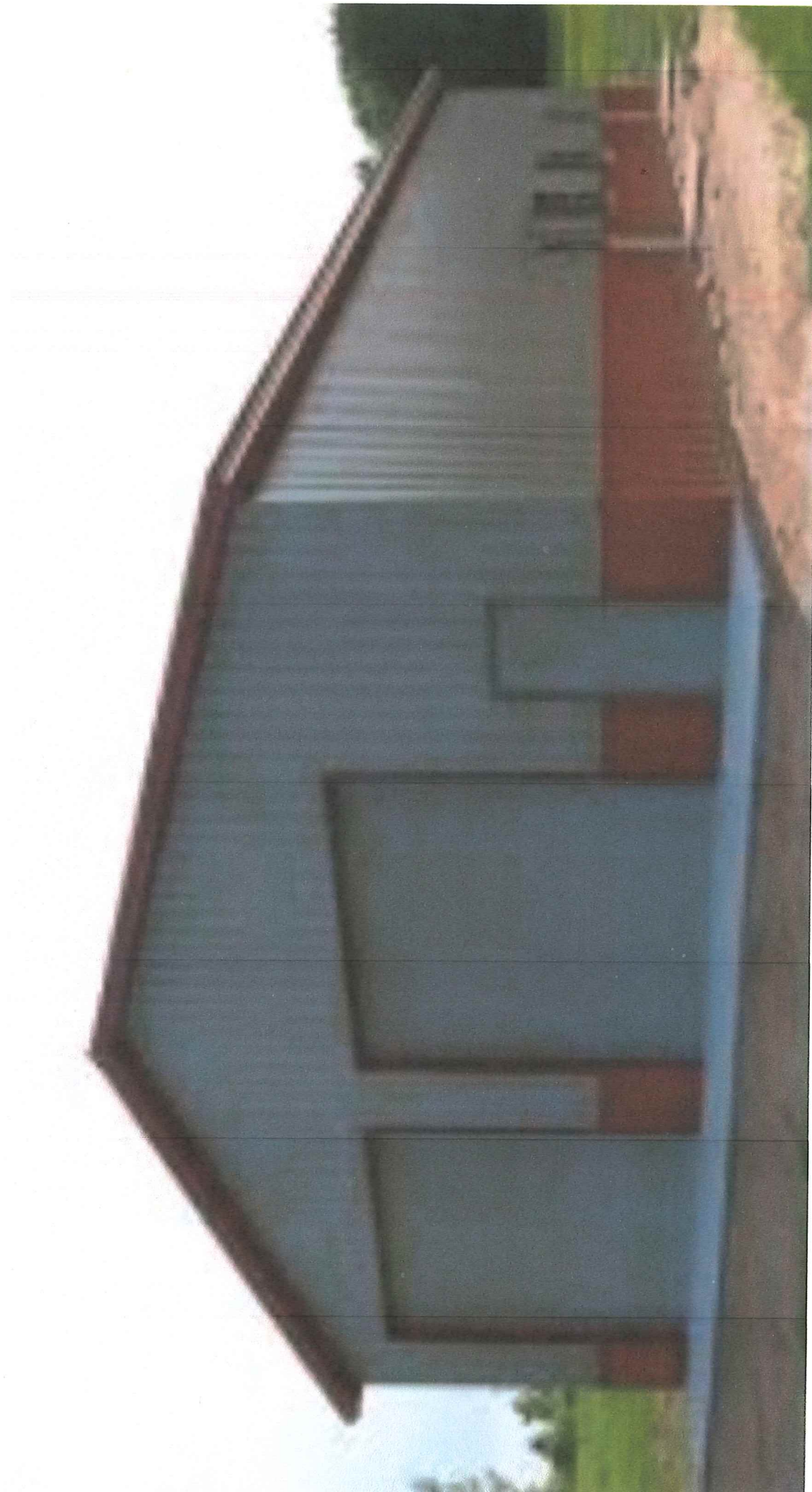
## Legend:

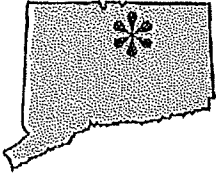
A= 12'X12' Factory located opening only (2)

B= 3'X4' Window trim kits (4)

C= 3'X7' Field located opening only (1)







## North Central District Health Department

- ☐ Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- ☐ Vernon - 375 Hatford Turnpike, Room 120 - Vernon-Rockville, CT 06066 - (860) 872-1601 Fax 872-1631
- ☐ Windham - Town Hall - 979 Main Street - Willimantic, CT 06226 - (860) 465-3033 Fax 465-3032
- ☐ Stafford - Town Hall - 1 Main Street - Stafford Springs, CT 06076 - (860) 684-5609 Fax 684-1768

# Plan Approval

For

## Building Additions, Conversions, Changes of Use, or Accessory Structures

124	Middle Rd	Ellington		
Street #	Street Name	Town		
Steven Midford	124 Middle Rd	Ellington	CT 06029	
Owner Name	Owner Address	Town	ST	Zip

This approval indicates that the proposal has been reviewed by the Health Department and is in compliance with applicable regulations as contained in the Public Health Code for this project. **Permission is hereby granted on 11/14/2023, to construct a 50x60 Steel Building as shown on plan received 10/30/2023.**

The 50' x 60' Steel Building is approved as a dry building and will meet applicable separation distances from the onsite septic system.

The Steel Building is not located in approved septic area for future use if needed. All zoning requirements for any accessory structure must be met prior to the installation of the addition.

**CARE MUST BE TAKEN TO PROTECT THE SEPTIC SYSTEM DURING CONSTRUCTION.**

Property is serviced by public water supply.

This Department recommends the regular cleaning / inspection of your septic tank.

Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by:

  
Jessica Cunningham

Sanitarian



NORTH CENTRAL DISTRICT HEALTH DEPT.  
☒ APPROVED ☐ NOT APPROVED

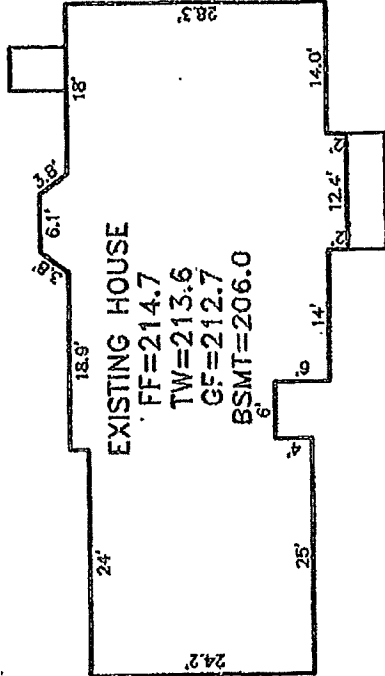
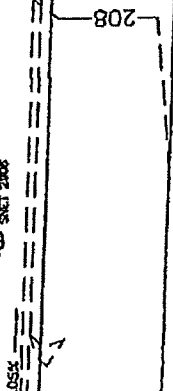
Steel building

11/14/23  
DATE

HEALTH OFFICIAL

R=5343.69'  
L=17.54'  
D=00°11'16"

EXISTING WATER LINE  
NO. 1000

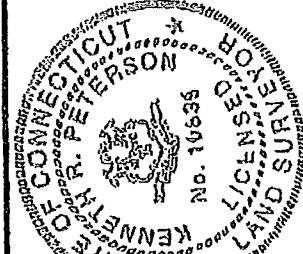


HOUSE DETAIL  
SCALE: 1"=20'

RECEIVED

OCT 30 2023

NORTH CENTRAL DISTRICT  
HEALTH DEPARTMENT



REVISIONS

# IMPROVEMENT LOCATION SURVEY

## RECORD DRAWING RIDGE COUNTRY ESTATES

PREPARED FOR

WILMAR CONSTRUCTION - LOT 8  
124 MIDDLE ROAD - ELLINGTON, CONN.

GARDNER & PETERSON ASSOCIATES

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=30'	10-15-02	1 of 1	9499-8AB

# Town of Ellington

## Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☒ Amendment to Regulation

☐ Site Plan Approval ☐ Special Permit ☐ Modification ☐ CGS 8-24

Application #

2202326

Date Received

11/27/2023

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

### Owner's Information

Name: Town of Ellington

Mailing Address: 57 Main Street

Ellington, CT 06029

Email: L.Houlihan@Ellington-CT.gov

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: 860-870-3120

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

### Applicant's Information (if different than owner)

Name: Ellington Planning & Zoning Commission

Mailing Address: 57 Main Street

Ellington, CT 06029

Email: \_\_\_\_\_

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: 860-870-3120

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: N/A.

Assessor's Parcel Number (APN): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Existing Zone: \_\_\_\_\_ Proposed Zone: \_\_\_\_\_  
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: ☐ Yes ☐ No Public Sewer: ☐ Yes ☐ No If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).

Is parcel within 500' to any municipal boundary? ☐ Yes ☐ No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☐ No If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.

Is the project in a public water supply watershed area? ☐ Yes ☐ No If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.

Description of Request (If more space is needed, please attach additional sheets)

Regulation Amendment for Public Act 23-142 Zoning Compliance -  
Act Certain Protections for Group and Family Child Care Homes.

# Town of Ellington

## Planning Department

57 Main ST., PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Email: [planner@ellington-ct.gov](mailto:planner@ellington-ct.gov)



### MEMORANDUM

DATE: November 20, 2023

TO: Planning & Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

SUBJECT: Draft regulation amendment pursuant to Public Act 23-142 Zoning Compliance – An Act Concerning Certain Protections for Group and Family Child Care Homes

---

The above referenced Act became effective October 1, 2023. The Ellington Zoning Regulations are considered permissive and if a use is not expressly listed or considered customarily incidental to a primary use then the use is prohibited. To comply with PA 23-142, the Ellington Zoning Regulations need to be revised to list family and group childcare facilities as permitted uses in single family and multifamily dwellings. Please review the enclosed draft amendment and prepare to discuss it on November 27, 2023.

I look forward to discussing this topic with you.

# DRAFT TEXT AMENDMENT -

New text is bolded and underlined, ~~deleted text is stricken through~~,  
otherwise text is as currently adopted.

## ARTICLE 3 RESIDENTIAL ZONES

### Section 3.1 Permitted Uses

The following table establishes those uses allowed in the residential zoning districts.

P	Permitted Use	SP	Use Allowed by Special
3.1.3 ACCESSORY USES / STRUCTURES		Rural Agricultural / Residential	Residential  Lake Residential
1.	<u>Family Day Care Home</u>	<u>P</u>	<u>P</u>
2.	<u>Group Day Care Home</u>	<u>P</u>	<u>P</u>

### Section 3.6 Designed Multi-Family (DMF) Zone

#### Section 3.6.1 Permitted Accessory Uses and Structures

1. Clubhouse or similar form of community facility for the purposes of community association meetings, recreation, or for similar purposes for the exclusive use of project residents and their guests.
2. Tennis courts, swimming pools, and other similar common recreational elements for the exclusive use of project residents and their guests.
3. Other accessory uses or structures which, in the Commission's sole judgment, are customarily associated with common interest residential communities, multi-family developments, assisted living facilities or elderly housing developments, that are clearly subordinate and incidental to principal residential uses.

#### 4. Family and Group Day Care Homes

## ARTICLE 4 COMMERCIAL & INDUSTRIAL ZONES

### Section 4.1 Permitted Uses and Uses Requiring Special Permit

The following uses are permitted in Commercial and Industrial Zones:

Table 4.1 Permitted Uses and Uses Requiring Special Permit				
P = Permitted Use, Site Plan Approval    SP = Special Permit    Blank= Not Permitted				
Uses	C	PC	I	IP
<u>Child Care Center</u>	<u>SP</u>	<u>SP</u>		

## ARTICLE 10 DEFINITIONS & INTERPRETATION

### Section 10.2 DEFINITIONS

---

**Child Care Center.** A service which offers or provides a program of supplementary care to more than twelve related or unrelated children outside their own homes on a regular basis.



Family Child Care Homes in Ellington Licensed by the Connecticut Office of Early Childhood

Learn, Laugh, Grow Home Day Care

3 Geraldine Drive South, Ellington, CT 06029  
(860) 614-6716  
License: DCFH.56080

Pamela Romeo

4 Webster Rd, Ellington, CT 06029  
860-490-8302  
License: DCFH.26104

Rachel's Day Care

61 Middle Rd, Ellington, CT 06029  
860-490-5124  
License: DCFH.54600

Jack's Play House

4 Charter Rd, Ellington, CT 06029  
860-995-0679  
License: DCFH.54451

Play And Learn LLC

16 Windermere Village Rd, Ellington, CT 06029  
860-841-6474  
License: DCFH.56767  
Add to Compare

Karen F Brown

273 Mountain Rd, Ellington, CT 06029  
860-966-9411  
License: DCFH.52517



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

## TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FX (860) 870-3122

### PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES

MONDAY, OCTOBER 30, 2023, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

**MEMBERS PRESENT:** CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN SEAN KELLY, SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBERS MICHAEL SWANSON, JON MOSER, ALTERNATES RACHEL DEARBORN AND MARY CARDIN

**MEMBERS ABSENT:** REGULAR MEMBERS WILLIAM HOGAN AND F. MICHAEL FRANCIS

**STAFF PRESENT:** LISA HOULIHAN, TOWN PLANNER AND BARBRA GALOVICH, RECORDING CLERK

**I. CALL TO ORDER:** Chairman Arlo Hoffman called the meeting to order at 7:00 pm.

**II. PUBLIC COMMENTS** (On non-agenda items): **None**

#### **III. PUBLIC HEARING(S):**

1. S202302 – James W. Persano & Susan P. Haight, owner/ Gardner & Peterson Associates, LLC, applicant, request for a one lot subdivision on Jobs Hill Road, APN 139-019-0000, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:02 pm

Seated: Hoffman, Kelly, Sandberg, Swanson, Moser, Dearborn, and Cardin

Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT was present to represent the application.

Eric Peterson stated James Persano and Susan Haight own a seven-acre parcel on the east side of Jobs Hill Road. Eric said the parcel was created in 1983 by the distribution of the estate of Anthony Stolarz, of which the Stolarz parcel was divided into five parcels by a Certificate of Devise. In 1984 Alfred Schindler created a survey entitled "Map of Property of Evelyn M. Stolarz, Executor Ellington, Conn." and contained the following note: "Planning & Zoning Commission approval is granted for the purposes of allowing the division of the Estate of Anthony Stolarz among the heirs and does not constitute approval of building lots as such". The 1983 map was filed on the Ellington Land Records. The property did not go through the subdivision process and the lot is not considered a legal building lot. Eric reviewed the proposed site plan, showing compliance to setbacks, lot area, and lot frontage. He noted in 2017 one of the other five lots went through a similar process and has been developed. At that time, the Planning & Zoning Commission waived the open space requirement.

Eric stated, in accordance with the Town of Ellington's GIS, a wetland exists towards the east end of the parcel. Richard Zulick, Certified Soil Scientist, determined there are wetlands on the site, but the proposed development activity is outside of the Upland Review Area. Therefore, no wetlands permit is required and a positive referral from the Inland Wetland Agency has been

provided. The owner has applied to North Central District Health Department for approval of a septic system and well.

Chairman Hoffman asked the Town Planner why the open space requirement was waived in 2017. Lisa Houlihan noted the parcel was originally divided for family members and exempt. She explained this process, like the 2017 approval, is to legalize the division for building lots – this parcel can support one lot.

Donald Haight, 51 Whisper Woods Drive, Somers, CT. noted his wife, Susan, is the granddaughter of the estate and there will be five relatives in a row on Jobs Hill Road, with this being the last lot to be developed.

Lisa Houlihan reviewed possible conditions of approval and confirmed they were shared with Eric earlier in the day.

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S202302** – James W. Persano & Susan P. Haight, owner/ Gardner & Peterson Associates, LLC, applicant, request for a one lot subdivision on Jobs Hill Road, APN 139-019-0000, in a Rural Agricultural Residential (RAR) Zone.

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR S202302** – James W. Persano & Susan P. Haight, owner/ Gardner & Peterson Associates, LLC, applicant, request for a one lot subdivision on Jobs Hill Road, APN 139-019-0000, in a Rural Agricultural Residential (RAR) Zone.

**CONDITIONS:**

- **A RIGHT-OF-WAY PERMIT FOR THE PRIVATE DRIVEWAY MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.**
- **THE PLANS SHALL BE REVISED TO REFLECT A STREET NUMBER.**
- **THE ZONING TABLE ON PAGE 1 OF 2 OF THE PLANS SHALL BE REVISED TO REFLECT THE REAR YARD SETBACK FOR PRINCIPAL AND ACCESSORY STRUCTURES.**
- **IF THE DRIVEWAY WILL BE CONSTRUCTED IN EXCESS OF 100', THE STANDARDS OF SECTION 2.1.3 PRIVATE PROPERTY DRIVEWAYS FROM THE ELLINGTON ZONING REGULATIONS MUST BE MET.**

The Commission heard the following applications S202303 and Z202321 together. Commissioner Dearborn recused herself from applications.

2. S202303 – Walter Carlson, owner/ Tracy French, applicant, request for a two-lot subdivision (1 agricultural lot & 1 lot for development) on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

Time: 7:12 PM

Seated: Hoffman, Kelly, Sandberg, Swanson, Moser, and Cardin

Tracy French, 19 Grand Boulevard, Ellington, CT; Mark Reynolds, Dutton Associates, LLC, 67 Eastern Boulevard, Glastonbury, CT; Jim Maitland, 31 Charter Road, Ellington, CT, Alan Lamson, FLB Architecture & Planning, Inc, 112 Spencer Street, Ste 1B, Manchester, CT and Shannon Hurbert (via Zoom), Legacy Builders Solutions, 19500 County Road 142, South Haven, MN, were present to represent the application.

Mark Reynolds presented a PowerPoint presentation explaining the site is on Lower Butcher Road and the property is roughly 14.9 acres. Mark noted the parcel is in the Industrial Park Zone. The applicant is looking to subdivide the parcel, the proposed project will be on 4.6 acres and the

remaining 10 acres will continue to be farmland. Mark stated the project will not be within one hundred feet of the river and provided updated plans dated October 26, 2023, showing approximately 1.5 acres of open space along the Hockanum River.

Lisa Houlihan stated the open space requirement can be fulfilled with an agricultural easement, noting the land has been used for crops over the years and now has livestock on the property. Lisa noted the commission received an email from the Trails Committee, dated October 25, 2023, stating there was originally a trail along the river, but passive recreation and keeping of livestock is not compatible. They requested the easement provide a provision that if activity changes to a non-agricultural use, then the open space requirement could be changed to a trail's easement.

Mark Reynolds said the Inland Wetland Agency provided a positive referral to the commission noting the topography of the land where the proposed development is to be is mildly sloped with well-drained soils. All activity for the project will be performed outside the upland review area. Access to the site will be from Lower Butcher Road with public sewer and water. They met with the Water Pollution Control Authority to obtain an allowance of 1,400 gallons of water per day.

Mark Reynolds described the proposed use of the 136'x330' structure for four tennis courts and four pickleball courts along the northeast side of the parcel. There will be 50 parking spaces available, an emergency service 20' wide 12" depth gravel access drive around the building which will accommodate the fire department access requirements. Mark said they provided a landscape plan that was reviewed by the Design Review Board. Most of the landscaping will be along the north and west sides of the structure. There will be a grass swale on each side of the 4.6 acres that will drain into a low 2' in depth wide basin to the rear of the parcel that will outlet to the wetlands. No catch basins will be required to be installed given the parcel is relatively flat. The structure will be 2.5 feet higher than the floodplain. Mark showed the design and location of the light poles, the proposed location of wall mounted lights, the detached sign location, and landscaped areas.

Mark Reynolds reviewed the changes made to the plans since the commission received the original plan set, that addresses most of the staff comments.

Vice Chairman Kelly asked about hosting any tournaments. Mark Reynolds responded there are only four tennis and four pickleball courts and there should be more than enough parking to accommodate the use.

Alan Lamson showed the pre-engineered building with two-layer fabric material that will be navy blue and tan colors. There are two separate fabrics, one inside and the other outside which is waterproof and insulated. Alan reviewed the layout of the interior of the structure, such as the reception area, bathrooms, locker room, break area, pro-shop, and office. There will be two means of egress from the structure. The mechanicals will be over the mezzanine portion and the condensers will be outside and screened. Alan stated a post and beam cover will be added over the front entryway of the building and they will add split rail fencing along the front side of the building. The proposed two-sided detached sign will be externally illuminated. Alan provided a colored sketch of the proposed entrance. Tracy French stated the gravel drive will be for emergency vehicles, but anyone could use it to enter and exit the site. Jim York, Fire Marshal, will work with Tracy on the proper signage required under the fire code for the 20' gravel drive.

Vice Chairman Kelly asked why the structure will be fabric. Shannon Humbert explained the fabric is durable and easily fixed should there be a rip in the fabric. The noise level is also lower than a steel building. Secretary Sandberg discussed different lighting styles and landscaping to soften up the side of the structure to be more appealing. They discussed landscaping close to Lower Butcher Road and the free-standing sign will be lit from the ground. Commissioner Swanson noted Tracy has considered the surrounding neighbors when designing the site and will do right by the Town. Commissioner Moser asked for the split rail fencing to be symmetrical with the fencing

down the road if possible. Vice-Chairman Kelly inquired about the lighting being contained on the site. Mark Reynolds provided the commissioners with a Photometric Plan which shows nominal spillage to the northwest of the parcel on the farm field.

John Chiarenza, 84 Windermere Avenue, stated the project looks like it will be great and asked for more arborvitae to be planted along the west side of the property where the parking and lighting will be located. Tracy acknowledged the request.

Jeff Cartell, 11 Quarry Street, has two children who play tennis, noting it would be nice not to travel to surrounding towns to play. He said the proposed racquet club will make Ellington a great destination place.

Roger Moser, 17 Hayes Avenue, complemented the applicant on the project and it looks well planned. Roger asked if the detention basin in the back of the parcel will be mowed grass.

Lisa Houlihan noted the Design Review Board gave a positive referral with suggestions. Chairman Hoffman inquired about the hours of operation, Tracy French noted 7:00 am to 10:00 pm, seven days a week. Commissioner Swanson asked about any proposed courts outside. Tracy said they hope to have pickleball courts outside in the future.

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S202303** – Walter Carlson, owner/ Tracy French, applicant, request for a two-lot subdivision (1 agricultural lot & 1 lot for development) on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR S202303** – Walter Carlson, owner/ Tracy French, applicant, request for a two-lot subdivision (1 agricultural lot & 1 lot for development) on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

**CONDITIONS:**

- **THE PLANS SHALL BE REVISED TO REFLECT ASSESSOR PARCEL NUMBERS AND STREET NUMBERS.**
  - **THE OPEN SPACE IS SUBJECT TO AN AGRICULTURAL EASEMENT. IF AGRICULTURAL ACTIVITIES CEASE AND THE PARCEL IS PROPOSED FOR COMMERCIAL DEVELOPMENT THE EASEMENT SHALL BE REVISED TO ALLOW PASSIVE RECREATION.**
3. Z202321 – Walter Carlson, owner/ Tracy French, applicant, request for a Site Plan approval to construct a building, parking, and other site improvements for an indoor tennis/pickleball facility on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

Time: 7:12 PM

Seated: Hoffman, Kelly, Sandberg, Swanson, Moser, and Cardin

**MOVED (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202321** – Walter Carlson, owner/ Tracy French, applicant, request for a Site Plan approval to construct a building, parking, and other site improvements for an indoor tennis/pickleball facility on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.



**MOVED (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z202321** – Walter Carlson, owner/ Tracy French, applicant, request for a Site Plan approval to construct a building, parking, and other site improvements for an indoor tennis/pickleball facility on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

**CONDITIONS:**

- **A RIGHT OF WAY PERMIT NEEDS TO BE APPLIED FOR THROUGH THE DEPARTMENT OF PUBLIC WORKS TO INSTALL THE PROPOSED DRIVEWAY AND THE SANITARY SEWER CONNECTION.**
- **SUBJECT TO APPROVAL BY THE TOWN ENGINEER AND COMMENTS DATED OCTOBER 24, 2023.**
- **SUBJECT TO APPROVAL BY THE TOWN FIRE MARSHAL.**
- **SCREEN THE DUMPSTER WITH FENCING AND/OR ARBORVITAE.**
- **SIGNAGE SUBJECT TO COMPLIANCE WITH ZONING REGULATIONS AND ISSUANCE OF A ZONING PERMIT AND SHALL BE EXTERNALLY LIT.**
- **PLANS SHALL BE REVISED TO INCORPORATE THE RECOMMENDATIONS FROM THE DESIGN REVIEW BOARD WITH THE EXCEPTION OF SIGNS AT THE END OF THE ACCESS DRIVE.**
- **ADD A SPLIT RAIL FENCE IN FRONT OF BUILDING FACING LOWER BUTCHER ROAD.**

Commissioner Dearborn was reseated.

4. **Z202322** - Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendments to Section 7.14.3 – Agricultural Special Permit Uses, Section 3.1 Permitted Uses in Residential Zones, Section 4.1 Permitted Uses in Commercial and Industrial Zones, and Article 10 Definitions of the Ellington Zoning Regulations.

Time: 8:26 PM

Seated: Hoffman, Kelly, Sandberg, Swanson, Moser, Dearborn, and Cardin

Lisa Houlihan recapped the proposed text amendment initiated by the Economic Development Commission. Pursuant to CGS requirements, a notice was sent to the Capitol Region Council of Governments. They reviewed the application and found no apparent conflict with regional plans and policies or the concerns of neighboring towns. The commissioners round tabled the proposed amendments.

No one from the public spoke regarding the application.

**MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202322** - Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendments to Section 7.14.3 – Agricultural Special Permit Uses, Section 3.1 Permitted Uses in Residential Zones, Section 4.1 Permitted Uses in Commercial and Industrial Zones, and Article 10 Definitions of the Ellington Zoning Regulations.

**MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE Z202322** - Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendments to Section 7.14.3 – Agricultural Special Permit Uses, Section 3.1 Permitted Uses in Residential Zones, Section 4.1 Permitted Uses in Commercial and Industrial Zones, and Article 10 Definitions of the Ellington Zoning Regulations. **EFFECTIVE DATE: NOVEMBER 15, 2023.**

5. Z202323 - Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendment for Section 7.15.7 Alternative Energy-Solar-Ground-Mounted Primary Use and Other – All Zones.

Time: 8:53 PM

Seated: Hoffman, Kelly, Sandberg, Swanson, Moser, Dearborn, and Cardin

Pursuant to CGS requirements, a notice was sent to the Capitol Region Council of Governments. They reviewed the application and found no apparent conflict with regional plans and policies or the concerns of neighboring towns. Lisa spoke with Ray Martin, Building Official, about the language and according to the Building Code transformers cannot be in an enclosed structures. Ray noted that inverters do not generally create noise. Lisa stated the Town of East Windsor is at 23% of solar projects in the state.

No one from the public spoke regarding the application.

**MOVED (KELLY) SECONDED (CARDIN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202323** - Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendment for Section 7.15.7 Alternative Energy-Solar-Ground-Mounted Primary Use and Other – All Zones.

**MOVED (KELLY) SECONDED (SWANSON) TO APPROVE AS AMENDED - Z202323** - Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendment for Section 7.15.7 Alternative Energy-Solar-Ground-Mounted Primary Use and Other – All Zones.  
**EFFECTIVE DATE: NOVEMBER 15, 2023**

#### **IV. OLD BUSINESS: None**

#### **V. NEW BUSINESS:**

1. Z202324 – Stick It Here Storage, LLC, owner/applicant, request for Special Permit and Site Plan Modification to construct a self-storage facility, fencing and gates, landscaping and related improvements at 25 West Road, APN 019-180-0000, in a C (Commercial) Zone.

**BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING ON NOVEMBER 27, 2023, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202324** – Stick It Here Storage, LLC, owner/applicant, request for Special Permit and Site Plan Modification to construct a self-storage facility, fencing and gates, landscaping and related improvements at 25 West Road, APN 019-180-0000, in a C (Commercial) Zone.

2. Z202325 – Steven Midford, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 50x60 accessory detached garage at 124 Middle Road, APN 041-002-0008, in a Rural Agricultural Residential (RAR) Zone.

**BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING ON NOVEMBER 27, 2023, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202325** – Steven Midford, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 50x60 accessory detached garage at 124 Middle Road, APN 041-002-0008, in a Rural Agricultural Residential (RAR) Zone

## **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the September 25, 2023, Regular Meeting Minutes.

**MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 25, 2023, REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

- a. Email from Peter Hany dated October 10, 2023, Ellington Ambulance responses.

Commissioners acknowledged receipt of the email. Lisa Houlihan noted that Peter Hany, Ellington Volunteer Ambulance Corp Chief, has been added to the Staff Review distribution for applications presented to the commission.

- b. FEMA Notice dated September 27, 2023, for the Draft Risk Map Project for the Thames and Shetucket Watersheds.

Lisa Houlihan stated John Colonese, Assistant Town Planner, is working with the town's GIS consultant to overlay the revised FEMA map to Ellington GIS mapping to identify affected properties. The Thames and Shetucket Watershed in Ellington is generally east of Crystal Lake School. Some properties around Crystal Lake may now have a Special Flood Hazard Area designation. This information has been sent to the Town Engineer for review. Additional information from FEMA will be forwarded to the Wetlands Agent as it becomes available.

- c. Report and discuss status of Land Use Commissioner Training, Pursuant to Public Act No. 21-29... Training for Certain Land Use Officials.

## **VII. ADJOURNMENT:**

**MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 9:23 PM.**

Respectfully submitted by,

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Barbra Galovich, Recording Clerk

STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786



# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120      TOWN PLANNER'S OFFICE      FAX (860) 870-3122

## PLANNING & ZONING COMMISSION DRAFT - 2024 MEETING SCHEDULE

\*All meetings are held in the Town Hall Annex at 7:00 PM\*

1/29

2/26

3/25

4/22

5/20

6/24

7/22

8/26

9/30

10/28

11/25

12/23

# Town of Ellington

## Planning Department

55 Main ST., PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Email: [planner@ellington-ct.gov](mailto:planner@ellington-ct.gov)



### MEMORANDUM

DATE: November 21, 2023

TO: Planning & Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

SUBJECT: CGS 8-30j Affordable Housing Plan. Submission to Office of Policy and Management.  
Hearing and Adoption. Filing Requirement. Review and Amendment of Plan.

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Public Act 17-170 established a requirement that each Connecticut municipality adopt an Affordable Housing Plan, and a subsequent amendment to the Connecticut General Statutes (Section 8-30j) requires municipalities to amend affordable housing plans every five years. Chapter 5 – Housing and Residential Development and the Housing Needs Assessment appendix from the 2019 Plan of Conservation and Development is Ellington's Affordable Housing Plan (Housing Plan/Plan). The Housing Plan was approved in October 2019 and must be updated by October 2024.

Enclosed is a copy of the referenced Plan. I look forward to discussing this initiative with you and developing a process to prepare updates.

# Town of Ellington

## Planning Department

55 Main ST., PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Email: [planner@ellington-ct.gov](mailto:planner@ellington-ct.gov)



### MEMORANDUM

DATE: November 21, 2023

TO: Planning & Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

SUBJECT: CGS 8-30j Affordable Housing Plan. Submission to Office of Policy and Management. Hearing and Adoption. Filing Requirement. Review and Amendment of Plan.

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Enclosed is a copy of the referenced Plan. I look forward to discussing this initiative with you and developing a process to prepare updates.



## Chapter Five: Housing and Residential Development

### **Housing Overview**

Residential development and housing play an important role in community and the community planning process. In the context of community, housing is where jobs go at night and where families live. In addition, housing density, style, and tenure play a key role in creating community character. In the context of community planning, residential uses are the most predominate land use and residential zoning typically dominates the land area of a town. Therefore, residential development patterns often frame the overall development patterns of a community.

As a community that is rural-suburban in character, approximately 80% of Ellington's land area is zoned residential, the overwhelming majority of which is zoned for single-family residential housing. This demonstrates how and why residential development, uses, and housing are key component of Ellington's community character and frame the overall development patterns. In addition, residential land uses are important to consider and understand when planning for community facilities and infrastructure. For example, residential land uses may require community facilities and the infrastructures required to support them.

Even though single-family residential zoning dominates Ellington's land area and allowable uses, Ellington's housing stock is made up of only approximately 65% single-family residential housing units. Therefore, the balance of housing units (approximately 35% of Ellington's housing stock) are a mixture of multi-family units that include duplexes, three-family, and large and small multi-family developments with 4 or more units. In terms of resiliency—specifically, diversity—Ellington's housing mix is similar to the statewide mix of housing and well above most rural-suburban communities.

As a rural-suburban community, especially with abundance of working farm land (agricultural uses) and substantial dedicated open space, it is reasonable to anticipate (and to recommend) that Ellington will continue to maintain its rural-suburban community character throughout most of the community—a predominance of low-density single-family residential land uses balanced with a mixture of multi-family housing options. That said, what Ellington is missing from its residential and commercial development patterns and its housing mix are mixed-use developments that provide housing, commercial retail and office, and other features or amenities such as public spaces and walkability.

Two challenges that face Ellington regarding residential land uses and housing are the crumbling foundations and housing affordability. Approximately 100 crumbling foundations have been identified—that is fewer than 2% of the housing stock—at this time. However, it is safe to assume that number will increase to 3% or 4% of the housing stock. Housing affordability, the



lack of affordable housing, is the greatest housing issue facing Ellington and it undermines diversity in housing and income, ultimately undermining resiliency.

The review of the residential land use recommendations in Ellington's 2008 Plan of Conservation and Development reveal that the Planning and Zoning Commission successfully implemented many, if not most, of the residential development and housing strategies aim at density, development practices, and protecting and maintaining Ellington's rural-suburban character. Therefore, this plan recognizes and accepts that Ellington's residential development patterns, housing type, form, and density will continue, mostly as it is today. As a result of this, this Plan does not recommend any specific changes to the single-family residential zoning, but that the Planning and Zoning Commission continue to monitor market trends and demand to ensure that the existing zoning is in sync with consumer needs and wants. This Plan will focus on the crumbling foundations, housing affordability, and mixed-use development opportunities.

### **Crumbling Foundations**

Over a dozen communities in eastern Connecticut have experienced the issue of cracking and crumbling foundations in recent years. The cause of this issue has been traced to a specific quarry and the existence of a mineral called pyrrhotite in the stone aggregate that was used to mix concrete.

Since the discovery of this issue, a few public agencies led by the State have been evaluating the issue and exploring how to best address the issue. This has included Federal and State funding, federal tax abatements, and other options. While it may take years for the overall issue to be resolved and for affected property owners to receive satisfactory relief, the financial implications for affected property owners are real and considerable. There are also financial implications for the Town of Ellington regarding the tax base and the ability of affected property owners to request that the municipality re-assess the property values. The re-assessment of property values will shift the tax burden to other property owners.

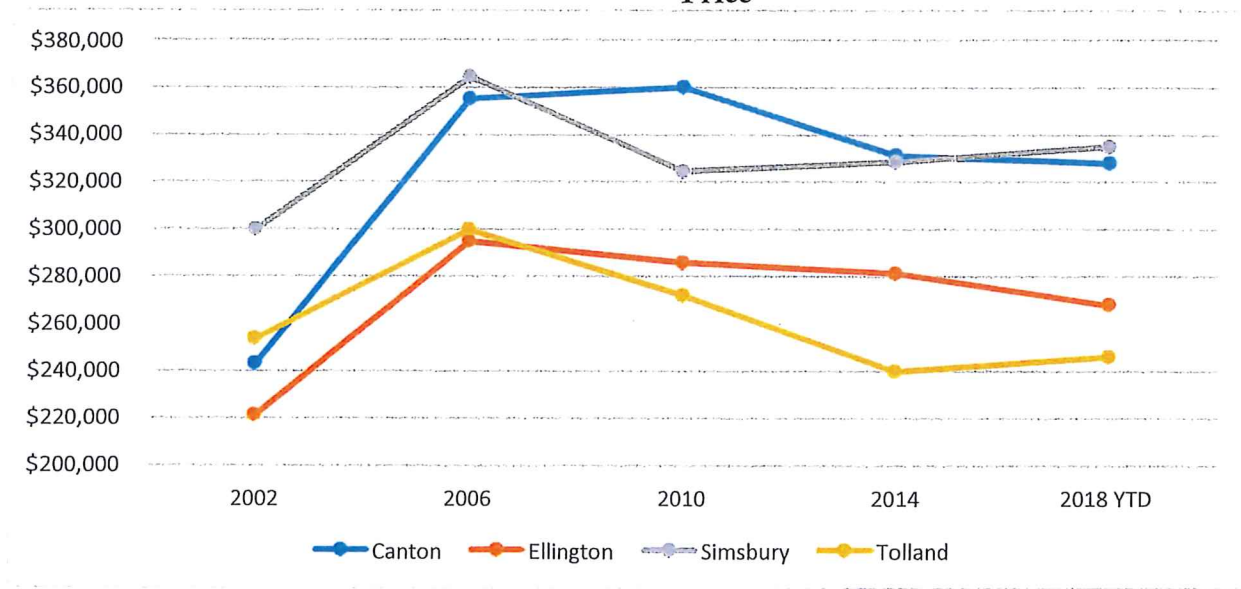
Another possible concern or threat to property values and tax base, are the impacts that the foundation issue is having on the overall housing market—sales value and the ability of property owners to sell their properties. To assess this potential impact, the sales value of property and days on the market of properties for sale from 2002 to 2018 were evaluated in two affected towns (Ellington and Tolland) and compared to the sales value and day on the market in two similar unaffected towns (Canton and Simsbury) during the same period of time to see if property values and days on the market have suffered more in the affected towns.

The period of 2002 to 2018 was selected because it goes back before the housing market crash of 2008, the recession, and prior to the discovery of the crumbling foundation issue. This provides a good comparative baseline of property values pre-market crash and post-foundation issues. The tables and charts below provide the results of this assessment, providing the Median Close Price (Sales Price) and Median Days on the Market of each of the four communities.

**Table 5-1-A  
Median Close Price**

	2002	2006	2010	2014	2018 YTD
<b>Canton</b>	\$243,050	\$354,950	\$360,000	\$331,250	\$328,000
<b>Ellington</b>	\$221,400	\$295,000	\$286,000	\$281,500	\$268,000
<b>Simsbury</b>	\$300,000	\$364,500	\$324,625	\$328,500	\$335,000
<b>Tolland</b>	\$253,750	\$299,900	\$272,200	\$240,000	\$246,250

**Exhibit 5-1-B Median Close Price**

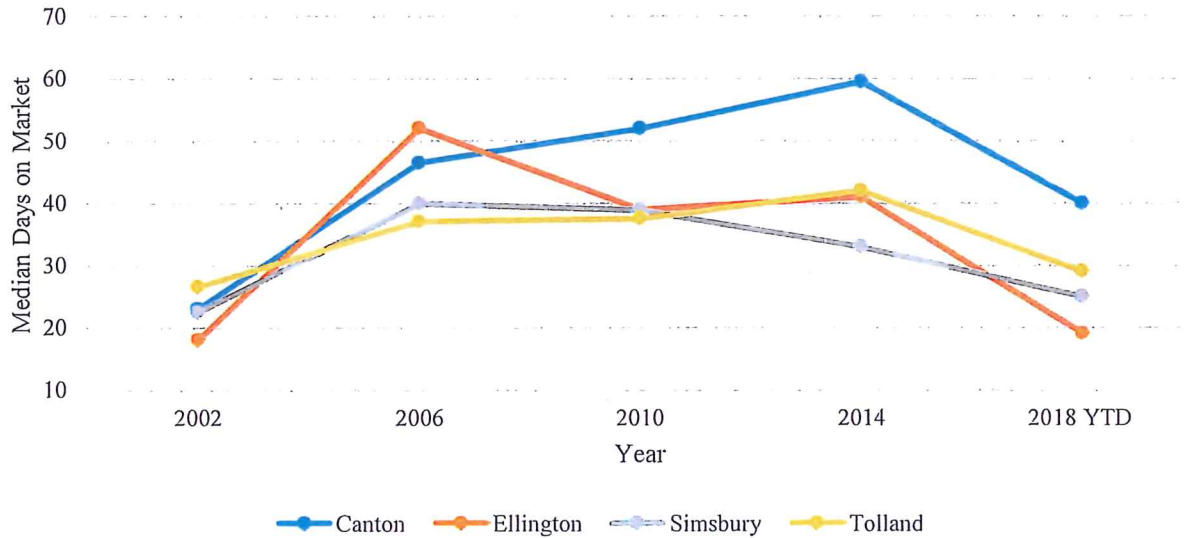


**Table 5-2-A  
Median Days on Market**

	2002	2006	2010	2014	2018 YTD
<b>Canton</b>	23	47	52	60	40
<b>Ellington</b>	18	52	39	41	19
<b>Simsbury</b>	23	40	39	33	25
<b>Tolland</b>	27	37	38	42	29



**Exhibit 5-2-B Median Days on Market**



Based on the data and results, Ellington's sales value increased by a greater percent from 2002 to 2018 than both Canton and Simsbury. In addition, days on the market for Ellington in 2018 recovered to similar days on the market from 2002. While this analysis is limited in scale and scope, for general planning purposes, it shows that the foundation issues has probably had little to no effect on overall property values and the ability of property owners to sell their homes in Ellington.

While there is little that Plan of Conservation and Development can do by itself to alleviate or resolve this kind of situation, the Town of Ellington and the Planning and Zoning Commission can do some simple thing to best manage this unfortunate situation and alleviate the challenges and cost of affected property owners.

**Considerations/Strategies**

- Waive the zoning and building permit fees for affected properties requesting permits for reconstruction and/or relocation.
- Simplify the zoning permitting process for the reconstruction, replacing, or relocation of an affected foundation.
- Modify the Zoning Regulation to allow 'variation' to the yard setbacks (for affected buildings to be relocated to a new foundation on the property) without the need to demonstrate zoning hardship.
- Allowing a 'reasonable accommodation' to the zoning requirements by staff review and the approval process.
- Allowing temporary housing and/or temporary storage trailers on a site during reconstruction.
- Support efforts at the regional, state, and federal level to address the foundation issues.
- Consider adopting a property tax abatement program that reduces the property taxes of properties with replaced or repaired foundation by 10% for up to 10 years to off-set the cost of repairs or replacement.
- Continue to monitor the 'crumbling foundation' issue so that additional strategies can be implemented as appropriate.



## Mixed-Use Residential Development

As discussed above, the type of housing missing from Ellington's diverse housing stock is housing in mixed-use developments. Based on changes in consumer housing preferences, market demand for higher density rental housing, walkable neighborhood, mixed-use commercial district, and the associated housing can provide Ellington with viable opportunities to forward housing, economic development, conservation, and other community goals and objectives. For example, mixed-use development can provide economic development through the development of commercial properties, advance open space conservation objectives through a transfer of open space (and/or development rights) program that would allow greater residential density and address affordable housing issues by requiring 'affordable housing' as part of mixed-use developments. In addition, site design requirements for mixed-use developments could require public space, walking and biking trails, and other community amenities. Simply put, mixed-used development can and would be a win for Ellington.

The location of mixed-use developments should be confined to the sewer service area, specifically along the Route 83 corridor and near the town center. To encourage and facilitate such developments, the Planning and Zoning Commission should create a 'Mixed-Use Master Plan Overlay Zone' that would allow flexible standards for the development of housing as part of the mixed-use development. While further study is required and recommended, the following recommendations provide a starting point for consideration and a framework for thinking about provisions that could be beneficial to the creation of mixed-use developments and the associated housing.

### Considerations/Strategies

- **Residential Density:** Allow residential density, by right, of 8 to 10 units per acre.
  - Density Bonuses: Allow density bonuses of an additional 2 to 4 units per acre (12 to 14 unit per acre total).
  - Transfer of Open Space: Allow between 2 and 4 units per acre of density bonuses for every acre of open space transferred to the Town or local Land Trust.
  - Transfer of Development Rights: Allow between 1 and 2 units per acre of density bonuses for every acre of development right transferred to the Town.
- **Commercial Density:** Require a minimum of 1,000 square feet commercial space per 10 units of housing, excluding the density bonuses.
- **Site Design:** Allow flexibility in site design requirements aimed at favoring 'good' design over rigid standards and requirements. However, such provisions could require:
  - The commercial development/uses be placed nearest to or along the Route 83 frontage.
  - That 65% of ground floor commercial square feet have residential housing provided above on second or third floors.
  - Common public spaces and walking/biking trails with connections to neighboring properties and existing or future trail networks.
  - Shared parking reductions.



## Housing Needs Assessment

As part of Plan of Conservation and Development update process, a comprehensive housing needs assessment was conducted to determine the extent to which there is a need for affordable housing in Ellington. This assessment is designed to comply with the requirements of Public Act 17-170 that local towns create a housing plan aimed at housing affordability. The assessment is also intended to comply with the Connecticut General Statutes Section 8-23 recommendation that towns plan for housing, including affordable housing.

The assessment primarily utilized U.S. Census data on the characteristics of housing, household income, and housing purchase and rent values in Ellington. In other words, household income was compared to the availability of housing types at corresponding sales value and rents to determine the affordability of housing and need for more affordable housing at certain sales values and rents based on income.

Before getting into the specific data, findings, and recommendations, it is important to understand that housing affordability is a complex concept and challenging problem. One of the challenges regarding housing affordability, is that it can be defined in several ways. For example, affordable housing, as defined by the Connecticut General Statutes, Chapter 126a Affordable Housing Land Use Appeals, Section 8-30g narrowly defines housing affordability as:

**Assisted housing:** means housing which is receiving, or will receive, financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate-income housing, and any housing occupied by persons receiving rental assistance under chapter 319uu or Section 1437f of Title 42 of the United States Code;

**Set-aside development:** means a development in which not less than thirty per cent of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the median income. In a set-aside development, of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to but not less than fifteen per cent of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty per cent of the median income and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons and families whose income is less than or equal to eighty per cent of the median income;

The 8-30g definition of housing affordability is narrow because it only considers and includes housing units and households receiving government assistance through specified programs or



housing units that are specifically deed restricted as affordable through set-aside developments. For example, 364 housing units or 5.46% of Ellington's housing stock qualifies as affordable housing as defined by 8-30g. What 8-30g does not consider (or define) as affordable, are market rate housing—housing units that are not subsidized or deed restricted as affordable—that are affordable to low- and moderate-income households in the overall housing market. This in effect, distorts the discussion and understanding of housing affordability and need.

Connecticut Housing Finance Authority (CHFA) defines affordability based on a percent of area median family-income and the number of persons in the family/household. CHFA uses the Hartford Metropolitan Statistical Area (MSA), which Ellington is in, and the median family income at \$96,600. For example, moderate income would be 80% of median family income (\$96,600), or \$77,280. The Hartford MSA median household income is \$72,559, approximately \$6,000 less than Ellington local median household income of \$79,917.

Other means of defining housing affordability include how much a household can spend to purchase housing or the percent of household income spent on housing—purchase or rent. Both approaches will be explained below and will be utilized as a means of calculating housing affordability, and ultimately, housing need in Ellington. In the form of a question, we can ask, is housing in Ellington affordable in comparison to household income?

To determine housing affordability and housing need—the aim of this assessment—we need to determine the overall affordability of housing in Ellington. The two common methods for calculating housing affordability, as discussed above, compare housing costs (purchase value and rent value) to household income. The first, typically applied to home purchase and home ownership, is to calculate what a household can afford to purchase—the maximum purchase price of house that household can afford. The commonly agreed upon metric is that a household can afford the purchase of a housing unit valued at 2.6 to 3.0 times their gross household income with the lower limits of affordability being 2.6 and the maximum limit of affordability being 3.0. For example, a household earning \$75,000 can afford to purchase a housing unit up to a valued between \$195,000 (2.6 x income) and \$225,000 (3.0 x income). For this report, we split the difference and use 2.8 as the affordability multiplier on home purchases/ownership.

The second method of calculating housing affordability is based on HUD's threshold of 30% of household income. From the perspective of this approach, if a household pays more than 30% of their income for housing, then housing is deemed to not be affordable—if the household pays less than 30% of their household income, then housing is deemed to be affordable. For example, if the same household earning \$75,000 per year is spending more than \$22,500 (30%) per year or \$1,875 (30%) per month on housing, then such housing is deemed to be unaffordable for said household. This 30% of household income threshold can be applied to both rental and ownership housing but will be used for rental housing in this report.

While these measures or thresholds provide a means for calculating the affordability of housing and will be utilized in the assessment of housing need, it is important to note that there are limits as to how these measures inform us about personal circumstances and housing costs. Affordable housing is primarily a problem of income or lack of income—a household does not earn enough to afford housing. It is this lack of income that creates housing need—affordable housing need. In this regard, spending more than 30% of household income on housing is not a choice, but a harsh reality that housing creates a significant financial burden and hardship for lower income



households. However, that does not mean that every household spending more than 30% of their income on housing has a need for more affordable housing. Some households, for reasons of personal choice, spend above 30% of their income on housing. Therefore, such households do not suffer from the same burden and hardship that households of lesser means who cannot find housing for less than 30% of their income. So, while such measures of housing affordability provide a metric by which we can measure housing affordability, they can fall short of informing us about personal circumstances and choices that are captured or assumed in the calculations and that effect housing affordability. Therefore, simply because a household is paying more than 30% of their income on housing does not automatically mean that it is a housing affordability issue—even though that is assumed in the calculations.

### Ellington's Housing Characteristics

To start, it is important to assess and discuss the characteristics of Ellington's housing stock. The characteristics of housing stock are important because they provide context to understanding housing value, housing costs, and housing affordability. Therefore, the characteristics of housing also inform us about demand and how demand is organized around housing products and location. Understanding the housing characteristics, their influence on demand, market strength, and housing affordability, provide insight into housing need and the strategies required to address housing need.

According to the U.S. Census (2017 estimates), Ellington has a total of 6,847 housing units, 98.1% (6,717) of which are occupied and 1.9% of which are vacant (Table 5-3). Vacancy rates of less than 10%, especially in the rental housing market, typically indicate strong demand and often signal the need for new supply. Vacancy of less than 5% in both the rental and homeownership markets indicate very strong market and that the vacancies are most likely the result of naturally occurring turnover.

**Table 5-3. Housing Occupancy**

Housing Occupancy	Ellington, Connecticut	
	Estimate	Percent
Total housing units	6,847	100
Occupied housing units	6,717	98.1%
Vacant housing units	130	1.9%
Homeowner vacancy rate	0.5	---
Rental vacancy rate	2.5	---

Ellington's housing stock is dominated by single-unit detached housing—commonly known as single-family housing. Including single-unit attached housing, 65.4% of Ellington's housing stock is considered single-family housing—a housing stock that is favorable to homeownership (Table 5-4). The remaining 34.6% of housing stock is in various forms of multi-family housing with a diversity of units per structure. Overall, Ellington's housing stock provides a diversity of housing types and tenure (forms of owner/rental housing).



**Table 5-4. Housing Units in Structure**

	Ellington, Connecticut	
	Estimate	Percent
<b>Total housing units</b>	6,847	100%
<b>1-unit detached</b>	4,095	59.8%
<b>1-unit attached</b>	381	5.6%
<b>2 units</b>	384	5.6%
<b>3 or 4 units</b>	422	6.2%
<b>5 to 9 units</b>	863	12.6%
<b>10 to 19 units</b>	351	5.1%
<b>20 or more units</b>	351	5.1%
<b>Mobile home</b>	0	0.0%
<b>Boat, RV, van, etc.</b>	0	0.0%

The high percent (65.4%) of Ellington's single-unit (single-family) housing stock lends itself to homeownership and explains the 65.6% homeownership rate in Ellington—a near mirror image of the single-unit housing (Table 5-5). The average household size of owner-occupied units is 2.62 persons per unit compared to 1.87 persons per rental unit. The difference in persons per unit between owner and rental housing is most likely driven by the number bedrooms available—single-unit owner-occupied housing typically has three or more bedrooms per unit, while rental housing typically has three or fewer—often one and two bedrooms—per unit. As a result, single-unit housing and owner-occupied housing typically attract more families and more children than multi-family and rental housing.

**Table 5-5. Housing Tenure**

Housing Tenure	Ellington, Connecticut	
	Estimate	Percent
<b>Occupied housing units</b>	6,717	6,717
<b>Owner-occupied</b>	4,408	65.6%
<b>Renter-occupied</b>	2,309	34.4%
<b>Average household size of owner-occupied unit</b>	2.62	(X)
<b>Average household size of renter-occupied unit</b>	1.87	(X)

The median number of rooms per housing unit is 5.8 with 54.4% of Ellington's housing stock having six rooms or more (Table 5-6). More rooms typically indicate larger homes and more bedrooms per housing unit. 56% of Ellington's housing stock has three or more bedrooms and nearly 20% of the housing stock has four or more bedrooms (Table 5-7).

**Table 5-6. Rooms**

Rooms Per Housing Unit	Ellington, Connecticut	
	Estimate	Percent
<b>Total housing units</b>	6,847	100%
<b>1 room</b>	133	1.9%
<b>2 rooms</b>	305	4.5%
<b>3 rooms</b>	723	10.6%
<b>4 rooms</b>	923	13.5%
<b>5 rooms</b>	1,036	15.1%
<b>6 rooms</b>	1,100	16.1%
<b>7 rooms</b>	1,055	15.4%
<b>8 rooms</b>	818	11.9%
<b>9 rooms or more</b>	754	11.0%
<b>Median rooms</b>	5.8	---

**Table 5-7. Bedrooms**

Bedrooms	Ellington, Connecticut	
	Estimate	Percent
<b>Total housing units</b>	6,847	100%
<b>No bedroom</b>	133	1.9%
<b>1 bedroom</b>	1,433	20.9%
<b>2 bedrooms</b>	1,447	21.1%
<b>3 bedrooms</b>	2,504	36.6%
<b>4 bedrooms</b>	1,225	17.9%
<b>5 or more bedrooms</b>	105	1.5%

Ellington's housing stock is relatively young, with 43.1% of the housing stock being built since 1980 and 16.8% of housing being built since 2000 (Table 5-8). A young housing stock indicates that the housing stock has modern amenities that mostly likely make the housing product competitive in the overall marketplace. This may help to explain, at least in part, the low vacancy rate and strong occupancy.

**Table 5-8. Year Structure Built**

Year Structure Built	Ellington, Connecticut	
	Estimate	Percent
<b>Total housing units</b>	6,847	100%
<b>Built 2014 or later</b>	43	0.6%
<b>Built 2010 to 2013</b>	137	2.0%
<b>Built 2000 to 2009</b>	969	14.2%
<b>Built 1990 to 1999</b>	917	13.4%
<b>Built 1980 to 1989</b>	883	12.9%
<b>Built 1970 to 1979</b>	909	13.3%
<b>Built 1960 to 1969</b>	1,052	15.4%
<b>Built 1950 to 1959</b>	881	12.9%
<b>Built 1940 to 1949</b>	366	5.3%
<b>Built 1939 or earlier</b>	690	10.1%



Ellington's householders are mostly new to the community. Over 90% of the householders moved into their housing unit since 1980 and 63.8% have moved in since 2000. This is consistent with the age of the housing stock and overall movement patterns of householders, especially the rental population. [Cite Census]

**Table 5-9. Year Householder Moved into Unit**

Year Householder Moved into Unit	Ellington, Connecticut	
	Estimate	Percent
<b>Occupied housing units</b>	6,717	100%
Moved in 2015 or later	276	4.1%
Moved in 2010 to 2014	2,016	30.0%
Moved in 2000 to 2009	1,993	29.7%
Moved in 1990 to 1999	1,393	20.7%
Moved in 1980 to 1989	393	5.9%
Moved in 1979 and earlier	646	9.6%

### Housing Cost Characteristics

To understand housing affordability and housing need, it is imperative to understand the cost of housing. This section reviews housing value and costs for owner-occupied and renter-occupied housing. Table 5-10 presents the value of owner-occupied housing, which can be assumed to be mostly single-unit (single-family) housing. Ellington's median value of housing is \$264,100 with over 75% of owner-occupied housing valued above \$200,000. In addition, 39.8% of the owner-occupied housing is valued above \$300,000.

To afford the median owner-occupied home at \$264,100 in Ellington, a household needs to have a household income of \$73,948 ( $\$264,100 \times 0.28$ ). *[It should be noted, if  $0.30 \times \$264,100$  is used for the calculation, the result would be \$79,230, almost identical to Ellington's median household income. It is interesting that Ellington's median income and median owner-occupied housing value are almost identical.]* Of the 4,408 owner-occupied housing units, 72.4% (3,191 units) have a mortgage (Table 5-11).

**Table 5-10. Value – Owner-Occupied Housing**

Value	Ellington, Connecticut	
	Estimate	Percent
<b>Owner-occupied units</b>	4,408	4,408
Less than \$50,000	124	2.8%
\$50,000 to \$99,999	136	3.1%
\$100,000 to \$149,999	193	4.4%
\$150,000 to \$199,999	613	13.9%
\$200,000 to \$299,999	1,582	35.9%
\$300,000 to \$499,999	1,594	36.2%
\$500,000 to \$999,999	157	3.6%
\$1,000,000 or more	9	0.2%
Median	\$264,100	---

**Table 5-11. Mortgage Status**

Mortgage Status	Ellington, Connecticut	
	Estimate	Percent
Owner-occupied units	4,408	4,408
Housing units with a mortgage	3,191	72.4%
Housing units without a mortgage	1,217	27.6%

Table 5-12 provides the Selected Monthly Owner Costs (SMOC) for housing units with a mortgage and Table 5-13 provides the SMOC for housing units without a mortgage. The SMOC, as explained by the U.S. Census, “are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.” The median SMOC for housing units with a mortgage is \$2,025 and \$902 for housing units without a mortgage.

**Table 5-12. Monthly Owner Costs – With Mortgage**

Selected Monthly Owner Costs (SMOC)	Ellington, Connecticut	
	Estimate	Percent
Housing units with a mortgage	3,191	3,191
Less than \$500	15	0.5%
\$500 to \$999	251	7.9%
\$1,000 to \$1,499	596	18.7%
\$1,500 to \$1,999	693	21.7%
\$2,000 to \$2,499	801	25.1%
\$2,500 to \$2,999	451	14.1%
\$3,000 or more	384	12.0%
Median	\$2,025	---

**Table 5-13. Monthly Owner Costs – Without Mortgage**

Selected Monthly Owner Costs (SMOC)	Ellington, Connecticut	
	Estimate	Percent
Housing units without a mortgage	1,217	1,217
Less than \$250	0	0.0%
\$250 to \$399	25	2.1%
\$400 to \$599	159	13.1%
\$600 to \$799	350	28.8%
\$800 to \$999	358	29.4%
\$1,000 or more	325	26.7%
Median (dollars)	902	---

Table 5-14 provides the Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI). The U.S. Census explains, the SMOCAPI “is used to measure housing affordability and excessive shelter costs. For example, many government agencies define excessive as costs that exceed 30 percent of household income.” Based on the SMOCAPI, 26.7% of Ellington’s households with a mortgage and 27.4% of households without a mortgage are paying 30% or more of their household income on housing costs. It may be a bit surprising that such a high percentage of households without a mortgage paying 30% or more of their household income for housing. However, this is likely being driven by older and retired households with often lower fixed incomes. Based on this SMOCAPI, approximately 27% (or 1,176) of Ellington’s owner-occupied housing is unaffordable.



**Table 5-14. Monthly Owner Costs as Percent of Household Income**

Selected Monthly Owner Costs as a Percentage of Housing Income (SMOCAP)	Ellington, Connecticut	
	Estimate	Percent
Housing units with a mortgage	3,191	3,191
Less than 20.0 percent	1,201	37.6%
20.0 to 24.9 percent	613	19.2%
25.0 to 29.9 percent	526	16.5%
30.0 to 34.9 percent	206	6.5%
35.0 percent or more	645	20.2%
Housing unit without a mortgage	1,185	1,185
Less than 10.0 percent	407	34.3%
10.0 to 14.9 percent	196	16.5%
15.0 to 19.9 percent	141	11.9%
20.0 to 24.9 percent	92	7.8%
25.0 to 29.9 percent	24	2.0%
30.0 to 34.9 percent	50	4.2%
35.0 percent or more	275	23.2%
Not computed	32	(X)

Table 5-15 presents the Gross Rent paid for occupied rental units and Table 14 provides the Gross Rent as a Percentage of Household Income (GRAPI). The median gross rent is \$1,161 and 28.4% of the households pay more than \$1,500 per month for rent. However, 913 (or 41.3%) of the rental households are spending 30% or more of their household income on rent—the unaffordable housing threshold set by government standards.

**Table 5-15. Gross Rent**

Occupied units paying rent	Ellington, Connecticut	
	Estimate	Percent
Total Units	2,276	2,276
Less than \$500	23	1.0%
\$500 to \$999	754	33.1%
\$1,000 to \$1,499	852	37.4%
\$1,500 to \$1,999	421	18.5%
\$2,000 to \$2,499	226	9.9%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median (dollars)	\$1,161	---
No rent paid	33	---



**Table 5-16. Gross Rent as Percent of Household Income (GRAPI)**

Ellington, Connecticut	Estimate	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	2,211	2,211
Less than 15.0 percent	340	15.4%
15.0 to 19.9 percent	459	20.8%
20.0 to 24.9 percent	376	17.0%
25.0 to 29.9 percent	123	5.6%
30.0 to 34.9 percent	249	11.3%
35.0 percent or more	664	30.0%
Not computed	98	---

Based on owner- and renter-occupied housing unit costs and percent of household income being spent on housing costs, 2,089 (31.1%) of the 6,717 occupied housing units have households spending 30% or more on housing. This indicates that Ellington is faced with a housing affordability challenge. However, this does not inform us specifically as to housing need.

## Household Income

To better understand and determine housing need, this section will further analyze household income and housing costs. The aim will be to determine, generally, what segments of the housing market are most challenged by housing affordability—at what incomes and price point is housing most needed. To accomplish this, household income, housing value, rent values, and types of household will be analyzed to determine what segments of the housing market are underserved by housing. This will help to inform us and better understand housing need.

Table 5-17. (Income by Household) presents a breakdown of households and household incomes by Total Households, Family Households, Married-Couple Family Households, and Non-Family Households. The Census defines each of these household categories as follow:

**Household [Total]:** consists of all the people who occupy a housing unit.

**Family Household:** contain at least one person related to the householder by birth, marriage, or adoption.

**Married-Couple Family:** is a husband and wife enumerated as members of the same household. The married couple may or may not have children living with them. The expression "married-couple" before the term "family" indicates that the household or family is maintained by a husband and wife.

**Nonfamily Household:** consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.



**Table 5-17. Income by Household**

Income	Ellington, Connecticut			
	Households	Families	Married-Couple Fam	Nonfamily
<b>Total</b>	6,717	4,188	3,380	2,529
<b>Less than \$14,999</b>	6.0%	1.6%	0.7%	13.4%
<b>\$15,000 to \$24,999</b>	8.4%	2.4%	1.0%	19.2%
<b>\$25,000 to \$34,999</b>	4.2%	1.9%	2.4%	8.0%
<b>\$35,000 to \$49,999</b>	12.3%	7.9%	7.2%	19.7%
<b>\$50,000 to \$74,999</b>	13.2%	9.1%	8.9%	20.0%
<b>\$75,000 to \$99,999</b>	15.8%	24.0%	17.5%	4.5%
<b>\$100,000 to \$149,999</b>	23.8%	30.9%	35.6%	9.6%
<b>\$150,000 or more</b>	16.1%	22.3%	26.9%	5.5%
<b>Median income</b>	\$79,917	\$104,836	\$114,960	\$41,330

The breakdown of income by household groups reveal meaningful differences in household income. While the median household income in Ellington for all households is \$79,917, family median income is \$104,836, married-couple family median income is \$114,960, and non-family median income is \$41,330. For sake of comparison, households, families, and non-family households will be used. Married-couple families, since they are a sub-set with the families' category, will not be used. However, we should keep in mind that that married-couple families—as part of family-households—have the highest median household income.

Families or family-households account for 62.3% of households and non-family households 37.7% of households. Of the family households, 77.2% earn \$75,000 (the approximate median household income of \$79,917) or more per year compared to the 80.3% of non-family households that earn less than \$75,000 per year. This indicates that non-family-households are more likely to experience housing affordability challenges than family-households. However, it should not be assumed that non-family households are of lesser socio-economic status, since 32.1% (2,156) of Ellington's households (22.2% of owner-occupied and 50.8% of renter-occupied housing) are 1-person (or 1-income households).

This difference in family and non-family income by percent of households above and below median household income (\$79,917) is dramatic, but not surprising based on the number of 1-person households and the characteristics of Ellington's housing stock. For example, regarding housing characteristic, 59.8% (or 4,095 units) of Ellington's housing stock is single-unit detached housing—nearly a mirror image of 4,188 family households. The fact is, single unit detached housing is commonly occupied by families. In addition, based on the value of owner-occupied housing—75.9% of Ellington's owner-occupied housing stock is valued over \$200,000, 40% is valued over \$300,000, and the median value is \$264,100—it is understandable that family-households have higher incomes than non-family households.

At this point, it is fair to assume based on family and married-couple family median incomes (\$104,836 and \$114,960, respectively) that most, not all, family households can secure housing in Ellington that is affordable, even though some family households may be paying more than 30% of their household income on housing. It is possible that some or all the family-households paying more than 30% of their household income are doing so by choice, not by need. It is also fair to assume that non-family households, based on a relatively low median household income of \$41,330, face the greatest housing affordability challenges in Ellington. In addition, it is possible that some or many non-family households paying more than 30% of their household income are doing so out of need, not by choice. However, at this point, these assumptions are



simply reasonable speculations based on what we know so far about housing costs and household incomes.

### Assessing Housing Need

The aim of this assessment is to determine housing need. To accomplish that, this section will analyze household income by household type (total households, family-households, and non-family households) in comparison to Ellington's existing housing stock by tenure (owner-occupied and renter-occupied). The method employed, presents the Household Income (Table 15) data in eight cohorts ranging from less than \$15,000 per year to \$150,000 or more per year. Then, based on the higher end of each household income cohorts, the affordable housing value is calculated at 2.8 times household income for owner-occupied housing (mostly likely single-family homes) and the affordable rent value is calculated at 30% of household income. The data for these calculations is sourced from the 2016 Census American Fact Finder estimates.

Census data (Table 15) on the percent (converted to a raw number) of household by income was utilized to determine the number of households in each income cohort. In addition, the Census data (Table 8) was used to determine the number of housing units in the eight housing value cohorts ranging from less than \$50,000 to \$1,000,000 or more for owner-occupied housing. The number of housing units valued within the household income cohort was then assumed to represent the number of households within that income cohort being served by those housing units. The same approach was used for rental housing, gross rents, and the number of units in each gross rent cohort as household (Table 13).

To calculate housing need, the number of households with incomes adequate to afford the estimated affordable home value or rent value were subtracted from the existing housing units at the approximate value or rent. The result of the calculation is the 'Units Available Vs Adequate Income' line in the tables below. A negative value indicates fewer units available at the given price point than households with the income to afford them. A positive value indicated more units available than households with the income to afford them. The negative values indicated housing need—regarding affordability—at that price point and housing income segment of the housing market.

*[Method Note: Please note, this method and approach are not perfect. Census household income cohorts do not perfectly match housing and rent value cohorts. In addition, calculating home value affordability or rent value affordability at a specific income, does not capture the affordability of the entire income cohort. That said, the calculations do provide a general understand of the relationship between household income and housing value/rent and the distribution of household income and housing value/rent. Therefore, it provides insight as to the housing market segments where households are and are not being served by housing affordability.]*

Tables 5-18 (A & B) present the calculations for all households and housing units in Ellington. Table A presents owner-occupied housing and Table B presents rental housing. Tables 25 (A & B) present the calculations for family-households in Ellington. Table A presents owner-occupied



housing and Table B presents rental housing. Tables 26 (A & B) present the calculations for non-family-households in Ellington. Table A presents owner-occupied housing and Table B by rental housing.

**Table 5-18-A. Total Households by Income  
Compared to Existing (Owner-Occupied) Housing Stock by Value**

Household Income	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+	Totals
Number of Total Households	403	564	282	826	867	1,061	1,599	1,081	6,717
Est. Affordable Home Value (Household Income x 2.8)	\$41,997	\$69,997	\$97,997	\$139,997	\$209,997	\$279,997	\$419,997	\$420,000+	-
Existing Owner-occupied Housing Units (Percent of All Owner-occupied Units)	124 (1.8%)	136 (2.0%)	193 (2.9%)	613 (9.1%)	1,582 (23.5%)	1,594 (23.7%)	157 (2.3%)	9 (0.001%)	4,408
Households w/Adequate Income	403 (6.0%)	564 (8.4%)	282 (4.2%)	826 (12.3%)	867 (12.9%)	1,061 (15.8%)	1,599 (23.8%)	1,081 (16.1%)	6,683
Units Available vs Adequate Income	-279	-428	-89	-213	715	533	-1,442	-1,072	-2,275

The table above compares all households in Ellington, by household income, to the owner-occupied housing stock by value. The table shows that there are more housing units available than household with incomes between \$50,000 and \$99,999, indicating that there is not a housing affordability challenge or need for owner-occupied housing valued between \$150,00 and \$300,000. At incomes above \$100,000 and housing valued above \$300,000 there are fewer housing units available than households that can afford such housing. As a result, there is not a housing affordability need or issue at this higher-end segment of the housing market. However, there is limited housing supply at this higher-end segment of the housing market to serve the higher income households. Therefore, the limited availability of higher-value housing may be creating downward pressure on housing affordability in the housing market segments at or below \$300,000.

*It is the lower-income cohorts with household incomes below \$50,000 (approximately 60% of local median household income) where housing need is the greatest with 1,009 fewer ownership housing units available than the total number of households in this market segment who can only afford housing valued below \$150,000. Most concerning, the households at incomes below \$25,000 (approximately 30% of local median household income) total 707 more households than available ownership housing units. This signifies that the greatest need for housing—affordable housing—is at and below 30% local median household income or ownership housing valued below \$80,000. This may, in part, explains why 26.7% of Ellington's households with a mortgage and 27.4% of households without a mortgage are paying 30% or more of their household income on housing costs. Approximately 15% of Ellington's households, in the lower-income cohorts, cannot afford owner-occupied housing in Ellington.*



It is, however, important to note that Table 5-18-A is focused on ownership housing (primarily single-unit/single-family housing) compared to all household in Ellington. This means that some of those 15% of lower-income household who can't afford owner-occupied housing, may be able to afford rental housing. Table 16-B provides the same comparisons and calculations as above but aimed at rental housing. In this table, the greatest housing affordability challenge is at incomes over \$75,000, where there are no rental housing units available at rents over \$2,500 per month. As stated above, the lack of rental housing product at or above \$2,500 per month may be creating downward pressure on the lower value rental-market.

The area of greatest concern in Table 5-18-B is at incomes below \$15,000 (approximately 20% of median household income) where there are 380 fewer housing units available than households that can afford housing in this very low-income market segment. While some of these households may already being served by housing assistance programs, it is still safe to assume there is a great need at this lowest income segment of the market.

**Table 5-18-B. Total Households by Income  
Compared to Existing (Rental) Housing Stock by Value**

Household Income	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+	Totals
Number of Total Households	403	564	282	826	867	1,061	1,599	1,081	6,717
Est. Affordable Monthly Rent Value (Household Income x 0.3)	\$375	\$625	\$875	\$1,250	\$1,875	\$2,500	\$3,750	\$3,750+	-
Existing Rental Housing Units (Percent of All Rental Housing Units)	23 (1.0%)	754 (33.1%)	852 (37.4%)	421 (18.5%)	226 (9.9%)	0 (0%)	0 (0%)	0 (0%)	2,276
Households w/Adequate Income	403 (6.0%)	564 (8.4%)	282 (4.2%)	826 (12.3%)	867 (13.2%)	1,067 (15.8%)	1,599 (23.8%)	1,081 (16.1%)	6,689
Units Available vs Adequate Income	-380	190	570	-405	-641	-1,067	-1,599	-1,072	-4,404

Tables 5-18-A and B focus on family-households, the households with the highest local median income of \$104,863. Table 5-18-A compares family-households in Ellington, by household income, to the owner-occupied housing stock by value. The data in this table demonstrate that there are no affordability challenges or housing need for families seeking ownership housing below \$100,000 in Ellington. However, at household incomes above \$100,000 and owner-occupied housing above \$300,000, there are 2,062 fewer housing units available than households that can afford such units. This means the higher-income segment of the market is underserved by housing market. However, as stated above, this does not mean there is a housing affordability need, since such high-income household can afford housing of lesser value. In addition, it is likely that this under-supply of higher-end housing is creating downward pressure on housing affordability for household incomes below \$150,000 and owner-occupied housing between \$300,000 and below \$400,000—the likelihood is that the majority of household are at the lower end of the income cohort.



**Table 5-19-A. Family-Households by Income**  
Compared to Existing (Owner-Occupied) Housing Stock by Value

Household Income	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+	Totals
Number of Family Households	67	101	80	318	381	1,005	1,294	934	4,188
Est. Affordable Home Value (Household Income x 2.8)	\$41,997	\$69,997	\$97,997	\$139,997	\$209,997	\$279,997	\$419,997	\$420,000+	-
Existing Owner-occupied Housing Units (Percent of All Owner-Households w/Adequate Income)	124 (1.8%)	136 (2.0%)	193 (2.9%)	613 (9.1%)	1,582 (23.5%)	1,594 (23.7%)	157 (2.3%)	9 (0.001%)	4,408
Units Available vs Adequate Income	57	35	113	295	1,201	589	-1,137	-925	+228

The table above demonstrates there is no rental housing available at household incomes above \$75,000 and rents above \$2,500 per month—a possible affordable housing challenge, but not a housing affordability need. However, a housing affordability need is demonstrated at incomes below \$15,000 (or 20% median household income). This further demonstrates the greatest housing need is most evident at the lower and lowest income segments of the market. However, overall family-households are not suffering greatly from the burden and hardship of affordability challenges and housing need.

**Table 5-19-B. Family-Households by Income**  
Compared to Existing (Rental) Housing Stock by Rent

Household Income	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+	Totals
Number of Family Households	67	101	80	318	381	1,005	1,294	934	4,188
Est. Affordable Monthly Rent Value (Household Income x 0.3)	\$375	\$625	\$875	\$1,250	\$1,875	\$2,500	\$3,750	\$3,750+	-
Existing Rental Housing Units (Percent of All Rental Housing Units)	23 (1.0%)	754 (33.1%)	852 (37.4%)	421 (18.5%)	226 (9.9%)	0 (0%)	0 (0%)	0 (0%)	2,276
Units Available vs Adequate Income	-44	653	772	103	-155	-1,005	-1,294	-934	-1,904

In Tables 5-20 A and B (non-family households) is where some of the greatest affordability challenges and housing needs are evident. Table 5-20-A demonstrates that ownership housing is mostly unaffordable to *non-family-households* at incomes above \$100,000 (ownership housing over \$300,000) and at low household incomes below \$35,000 (ownership housing under



\$100,000). This means there are some housing affordability concerns in the high-income segment of the housing market and housing affordability needs in the lower-income segments of the housing market for *non-family-households*. This is not surprising and the result of increases in single-person (1-income) *non-family-households* and a much lower media non-family-household income of \$41,330. The single person non-family household would include senior (widow or widower) populations, pointing to a potential need for elderly housing.

**Table 5-20-A. Non-Family-Households by Income**  
Compared to Existing (Owner-Occupied) Housing Stock by Value

Household Income	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+	Totals
Number of Non-Family Households	338	486	202	498	506	113	243	139	2,529
Est. Affordable Home Value (Household Income x 2.8)	\$41,997	\$69,997	\$97,997	\$139,997	\$209,997	\$279,997	\$419,997	\$420,000+	-
Existing Owner-occupied Housing Units (Percent of All Owner-occupied Units)	124 (1.8%)	136 (2.0%)	193 (2.9%)	613 (9.1%)	1,582 (23.5%)	1,594 (23.7%)	157 (2.3%)	9 (0.001%)	4,408
Households w/Adequate Income	338 (13.4%)	486 (19.2%)	202 (8.0%)	498 (19.7%)	506 (20.0%)	113 (4.5%)	243 (9.6%)	139 (5.5%)	2,525
Units Available vs Adequate Income	-214	-350	-9	115	1,076	1,483	-86	-130	-1,885

Table 5-20-B demonstrates there is no rental housing available at household incomes above \$75,000 and rents above \$2,500 per month. In addition, there is substantial housing need at incomes below \$15,000 (or 20% median household income). Furthermore, there are rental housing affordability challenges at incomes between \$35,000 and \$75,000. What Tables 5-20-A and -B demonstrate, is that the greatest affordability challenges and greatest housing need exist with the non-family-households, which is understandable with the low median household income in this cohort.

**Table 5-20-B. Non-Family-Households by Income**  
Compared to Existing (Rental) Housing Stock by Rent

Household Income	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+	Totals
Number of Non-Family Households	338	486	202	498	506	113	243	139	2,529
Est. Affordable Monthly Rent Value (Household Income x 0.3)	\$375	\$625	\$875	\$1,250	\$1,875	\$2,500	\$3,750	\$3,750+	-
Existing Rental Housing Units (Percent of All Rental Housing Units)	23 (1.0%)	754 (33.1%)	852 (37.4%)	421 (18.5%)	226 (9.9%)	0 (0%)	0 (0%)	0 (0%)	2,276
Households w/Adequate Income	338 (13.4%)	486 (19.2%)	202 (8.0%)	498 (19.7%)	506 (20.0%)	113 (4.5%)	243 (9.6%)	139 (5.5%)	2,525
Units Available vs Adequate Income	-315	268	650	-77	-280	-113	-243	-139	-249



Table 5-21 provides a summary of the findings from all the previous four tables. Shown together, the results of each household group and tenure, reveal that there is an undersupply of housing in the higher-income segments of the housing market—household incomes above \$100,000 and housing values over \$300,000 and rents over \$2,500 per month. As previously discussed, the lack of housing availability in these high-income segments of the market, may be creating downward pressure on housing affordability in the \$75,000 to \$99,999 household income segment (housing valued at \$225,000 to \$299,997). For example, there are 2,680 households with incomes over \$100,000, most of whom are not being served by this segment of the market. If half those households (1,340 household) are pushed into the \$225,000 to \$299,999 housing market—the segment of the market with housing available that these households can afford—the units available in the \$75,000 to \$99,999 household income in the total households (Table 16) and family households (Table 17) categories become negative. This further demonstrates that the limited supply of higher-value housing may be creating downward pressure on the lower-value and lower-income segments of the housing market.

**Table 5-21. Summary of Findings**

Units Available vs Adequate Income	<\$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+	Totals
Table 18. Total Households									
A. Owner-Occupied Gap	-279	-428	-89	-213	715	533	-1,442	-1,072	-2,275
B. Rental Units Gap	-380	190	570	-405	-641	-1,067	-1,599	-1,072	-4,404
Table 19. Family Households									
A. Owner-Occupied Gap	57	35	113	295	1,201	589	-1,137	-925	+228
B. Rental Units Gap	-44	653	772	103	-155	-1,005	-1,294	-934	-1,904
Table 20. Non-Family Households									
A. Owner-Occupied Gap	-214	-350	-9	115	1,076	1,483	-86	-130	-1,885
B. Rental Units Gap	-315	268	650	-77	-280	-113	-243	-139	-249

The Table 27 summary also reasserts what has been evident throughout this assessment. The greatest need, the greatest housing affordability need, is in the less than \$15,000 household income cohort, followed by the \$15,000 - \$24,999 cohort. These lower-income segments of the housing market represent ownership housing below \$80,000 and rental housing below \$700 per month. These are the most vulnerable households, those most likely suffering the greatest affordability hardship, with the greatest need. Based on overall assessment of household and housing data, a fair estimate is that there are between 300 and 400 households (4.5% to 6% of Ellington's occupied housing) that need more affordable housing in these lower-income cohorts and market segment.

## **Housing Need Versus Demand**

It is important to be clear that need and demand are not the same. Just because there is a need for affordable housing at certain price point, does not mean there is actual demand for the construction of new housing at that price point. Housing demand is driven by job growth, population growth, and ultimately, household formations—new households being formed from growth in jobs, growth in population, or splits of existing households into two or more households (e.g. divorce, adult children moving out of parents, etc.). Connecticut and the Hartford Metropolitan Region have experienced stagnant job and population growth over the past 30-years. Therefore, the housing demand-drivers overall are weak and housing demand—for new housings—has been driven mostly by household formations, functional obsolescence of existing housing units, and the replacement of demolished housing units.

To understand demand in Ellington, specifically the absorption of new housing into the Ellington housing market, we reviewed the Department of Economic and Community Development (DECD) housing permit data from 1997 to 2017 (a 21-year period). During this period, a total 2,018 new housing units were constructed. Of these 2,018 units, 1,357 (67%) were 1-unit dwellings, 8 were 3&4-unit dwellings, and 653 were multi-family (5+) unit dwellings. A total of 48 units were demolished, resulting in a net gain of 1,970 housing units. This results in an absorption rate of 93.8 or 94 (rounded up) units per year over the 21-year period. The highest year was 1998 with 162 units constructed and the lowest year was 2010 with 27 units constructed. This 21-year history includes periods of economic growth, stagnation, and decline, provides confidence in projecting approximately 94 units of housing construction/growth per year over the next 5 to 10 years—the effective period of the new Plan of Conservation and Development.



**Table 5-22. Ellington Housing Permits Issued by Year**

Permits	Total Units	1 Unit	2 Unit	3 & 4 Units	5 Units or More	Demo	Net Gain
2017	100	42	0	0	58	6	94
2016	90	40	0	0	50	4	86
2015	112	41	0	0	71	3	109
2014	84	44	0	0	40	0	84
2013	40	40	0	0	0	0	40
2012	36	36	0	0	0	0	36
2011	108	28	0	0	80	0	108
2010	27	27	0	0	0	0	27
2009	72	32	0	0	40	0	72
2008	87	47	0	0	40	4	83
2007	95	71	0	0	24	2	93
2006	120	96	0	0	24	0	120
2005	122	90	0	0	32	9	113
2004	74	74	0	0	0	0	74
2003	122	122	0	0	0	3	119
2002	143	111	0	0	32	2	141
2001	84	84	0	0	0	3	81
2000	129	129	0	0	0	1	128
1999	138	94	0	0	44	10	128
1998	162	50	0	8	104	0	162
1997	73	59	0	0	14	1	72
<b>Total</b>	<b>2,0</b>	<b>1,3</b>	<b>0</b>	<b>8</b>	<b>653</b>	<b>48</b>	<b>1,970</b>

This not only provides us with a planning period of 10 years and new housing construction estimates 100 units per year or 1,000 units over the next 10-years, but it also provides a means of estimating the market capacity and planning for the creation of new affordable housing units aimed at addressing housing need. To accomplish this, the first objective should be ensuring that enough affordable housing is created each year to not decrease the percent (5.4%) of qualified units in accordance with 8-30g. The second objective should be working toward meeting the 10% threshold of qualified housing unit in accordance with 8-30g. Today, the 5.4% equals 364 housing units. To achieve 10%, based on the existing 6,717 occupied housing units, Ellington would need 672 qualified housing unit (or 308 more qualified units than exist today). Keeping in mind that numerator and denominator are moving targets, Ellington would need to create approximately 41 affordable qualified housing units per year (a total 410 new qualified units) over the next 10 years, if 1,000 new housing units were built over that period. Adding 41 affordable qualified units per year or 410 such units over 10-years, equals 41% of the project housing to be constructed (per year or total).

It would unreasonable to assume that 41% of new housing per year over 10-years in Ellington could or would be qualified affordable housing units—that is even more than the 8-30g qualifying application minimum of 30%, which most developers and towns deem to be



excessive. An aspirational goal would be 20% or 20 affordable qualified units per year, with a realistic expectation of hitting 15% or 15 affordable qualified units per year. This would produce between 15 and 20 affordable qualified units per year and 150 to 200 affordable qualified units over the next 10 years. That is about half of the housing affordability need, the 300 and 400 households in need.

## A Housing Strategy to Address Housing Need

To intervene in the housing market with the aim of addressing housing need, Ellington needs to be intentional and strategic in its interventions. Being intentional means that Ellington must want to address housing need and affordability—having the political will to embrace and help those most vulnerable households. Being strategic means that Ellington must adopt policies and programs aim specifically at the outcome of improving housing affordability. To accomplish this, there are number of strategic interventions that Ellington can adopt and employ that will improve housing affordability, without creating the negative implications that are often assumed to result from affordable housing. Therefore, the Plan recommends strategies that target zoning, permitting, and taxes.

### Considerations/Strategies

- **Focus on Housing Need:** Focus on housing need, not tenure (owner vs renter) or type of housing (single vs multi-family). Ellington provides a diversity of housing types by tenure and type. Therefore, Ellington should shift its focus to housing need.
- **Multi-family Unit Mix:** Ellington should seek to provide a mix of 1, 2, and 3-bedroom units in multifamily housing development. As a guideline, the following mix is recommended: 30% - 40% 1-bedroom, 40% - 50% 2-bedroom, and 5% - 15% 3-bedroom units.
- **Maintain Housing Stock Balance:** Ellington provides a good mix, balance, and diversity in housing stock. The Plan recommends that Ellington seek to maintain the balance of both single-detached housing vs multi-family housing and owner-occupied housing vs renter-occupied housing. The recommended mix should be around: 63-65% single-detached and owner-occupied housing with around 35-37% multi-family and renter-occupied housing.

## Zoning Strategies

The following are zoning strategies designed to intentionally intervene in housing affordability and housing need:

1. **Inclusionary Zoning:** Create an inclusionary zoning provision that requires 7% of housing, in any housing development, to meet the requirement of affordable housing

- under 8-30g.
- This, at the very least, will encourage and provide affordable housing, while ensuring that the percent of qualified affordable units (5.46% today) does not further decline.
  - At a rate of 7% of units in any housing development, the inclusion of affordable housing will not be noticeable, nor will it create any negative impacts. For small housing developments of 10 or 20 units, the actual effective percentage of units will be approximately 10% and would stabilize the existing 5.46% of qualified affordable units.
2. **Workforce Housing:** Provide for greater flexibility regarding the Dimensional and Area Standards (Section 3.6.6 of the Zoning Regulations) in the 'Workforce Housing Provision' (Section 3.6.7 of the Zoning Regulations).
    - Amend Section 3.6.6 to allow modification to all or most of the dimensional requirements with the aim of provide an incentive to utilize this provision.
    - Reduce the 1 garage per unit to 0.5 or 0.75 garages per unit with density bonuses for 'workforce housing'.
    - Reduce the workforce housing percentage required from 20% to 15%.
  3. **Elderly Housing:** Allow private market elderly housing and include an affordability provision of 20% to 30% affordable and compliant with 8-30g.
    - There is need, overall, for elderly housing in Ellington and the greater regional market. The Town can satisfy that need and at the same time provide afford housing for a population that needs affordable housing options.
  4. **8-30g Application:** Create a 'friendly' 8-30g zoning regulation (preferably an overlay zone) that allows for and establishes a process for 8-30g development application.
    - The idea is to be proactive. Rather than having an 8-30g application forced upon you, create an 8-30g zoning provision that allow an 8-30g compliant development designed by the Town, not the developer.
  5. **Mixed-Use Development:** Create a mixed-use development housing provision that requires housing in mixed use developments to provide 15% workforce housing.
    - Mixed-use developments, specifically the housing in such developments, appeals most to non-family households. Therefore, such housing provides a good opportunity to provide affordable options.
    - For mixed-use housing, specifically those units above first floor commercial use, allow smaller unit sizes: studio = 500 sf, 1-bedroom = 650, 2-bedroom = 900 sf. I would not focus on (or allow) 3-bedroom units in such situation.

## Permitting Strategies

The following are permitting strategies designed to intentionally intervene in housing affordability and housing need:

1. **Permitting Fees:** Provide reduced permitting fees for affordable housing units. This could include land use applications, zoning, and building permits.



- Entitlements and permitting create real costs for housing development. The entitlement processes can cost 3% to 6% of the total development cost. While such percent's sound low, they are meaningful when the return-on-investment run between 12% and 15%. Reducing fees can be a viable means of incentivizing affordable housing.

### Tax Strategies

The following are tax strategies designed to intentionally intervene in housing affordability and housing need:

1. **Tax Incentives:** Provide tax incentives for affordable units in workforce, elderly, and mixed-use developments.
  - On the developer side, the barrier to providing affordable units is the reduced return-on-investment. The cost to construct such units, if they are to be to same standard of market units, is as much as the market units. Therefore, reduced sales value or rents can and do undermine the financial feasibility of affordable units and the whole development.
  - Tax incentives, as with reduced permitting fees discussed above, can provide a real incentive to constructing affordable housing units.
  - Tax incentives could range from 10% to 100%, from 1 to 10 years, and could be for the affordable units or the whole development. Note, tax incentives have become common for multi-family residential development. In recent years, many communities, including Bloomfield, Canton, and Wethersfield have provided tax incentives for multi-family residential developments.
    - Recommended Incentive Structure: 100% of post-occupancy taxes for the first two-years, 50% in year three, and 25% in years four and five.

The above strategies can produce 15 to 20 units of qualified affordable housing each year. With an aggressive approach including tax incentives aimed at elderly housing—Town- owned or private market—more units per year could be achieved in excess of the goal of 20 affordable qualified units per year. This would provide a 10 to 20-year plan to provide affordable qualified housing (the 8-30g required 10% affordable) and meet the housing needs of the most vulnerable and burdened populations within Ellington. In addition, adding market-rate housing aimed at the \$75,000 to \$125,000 household income levels (owner-occupied housing between \$210,000 and \$350,000) would go a long way to ease the affordability challenges at the higher-income segment of the Ellington housing market.





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# Town of Ellington Housing Needs Assessment

August 24, 2018

## Introduction

In accordance with Public Act 00-000, this document is a housing needed assessment aimed at determining the affordability of and need for housing in Ellington. To accomplish this, the assessment primarily utilizes U.S. Census data on the characteristics of housing, household income, and housing purchase and rent values in Ellington. Simply put, household income is compared to the availability of housing types at corresponding values/rents. Additional data from HUD, DECD, ESRI, and MLS were consulted to augment the Census data and evaluate the affordability of housing in Ellington.

Housing affordability is a complex concept and challenging problem. One of the challenges regarding housing affordability, is that it can be defined in several ways. For example, affordable housing, as defined by the Connecticut General Statutes, Chapter 126a Affordable Housing Land Use Appeals, Section 8-30a narrowly defines housing affordability as:

**Assisted housing:** means housing which is receiving, or will receive, financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate-income housing, and any housing occupied by persons receiving rental assistance under chapter 319uu or Section 1437f of Title 42 of the United States Code;

**Set-aside development:** means a development in which not less than thirty per cent of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the median income. In a set-aside development, of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to not less than fifteen per cent of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty per cent of the median income and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons and families whose income is less than or equal to eighty per cent of the median income;

The 8-30g definition of housing affordability is narrow because it only considers and includes housing units and households receiving government assistance through specified programs or housing units that are specifically deed restricted as affordable through set-aside



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developments. For example, 364 housing units or 5.46% of Ellington's housing stock qualifies as affordable housing as defined by 8-30g. What 8-30g does not consider or define as affordable, is the overall affordability of market rate housing—housing units that are not subsidized or deed restricted as affordable yet are affordable to low- and moderate-income households.

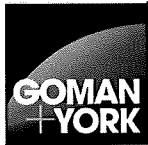
CHFA defines affordability based on a percent of area median family-income and the number of persons in the family/household. CHFA uses the Hartford Metropolitan Statistical Area, which Ellington is in, and the median family income at \$96,600. For example, moderate income would 80% of median family income (\$96,600), or \$77,280. The MSA median household income—80% moderate, 60% low, and 30% very low income—is also used by some government agencies as the measure for housing affordability. The Hartford MSA median household income is \$72,559, approximately \$6,000 less than Ellington local median household income of \$79,917.

Other means of defining housing affordability include how much a household can spend to purchase housing or the percent of household income spent on housing—purchase or rent. Both approaches will be explained below and will be utilized as a means of calculating housing affordability, and ultimately, housing need in Ellington. In the form of a question, we can ask, is housing in Ellington affordable in comparison to household income?

To determine housing affordability and housing need—the aim of this assessment—we need to determine the overall affordability of housing in Ellington. The two common methods for calculating housing affordability, as discussed above, compare housing costs (purchase value and rent value) to household income. The first, typically applied to home purchase and home ownership, is to calculate what a household can afford to purchase—the maximum purchase price of house that household can afford. The commonly agreed upon metric is that a household can afford the purchase of a housing unit that valued at 2.6 to 3.0 times their gross household income. The lower limits of affordability being 2.6 and the maximum limit of affordability being 3.0. For example, a household earning \$75,000 can afford to purchase a housing unit up to a valued between \$195,000 (2.6 x income) and \$225,000 (3.0 x income). For this report, we will split the difference and use 2.8 as the affordability multiplier on home purchases/ownership.

The second method of calculating housing affordability is based on HUD's threshold of 30% of household income. From the perspective of this approach, if a household pays more than 30% of their income for housing, then housing deemed to not be affordable—if the household pays less than 30% of their household income, then housing is deemed to be affordable. For example, if the same household earning \$75,000 per year is spending more than \$22,500 (30%) per year or \$1,875 (30%) per month on housing, then such housing is deemed to be unaffordable for said household. This 30% of household income threshold can be applied to both rental and ownership housing but will be used for rental housing in this report.

While these measures or thresholds provide a means for calculating the affordability of housing and will be utilized in the assessment of housing need, it is important to note that there are limits as to how these measures inform use about personal circumstances and housing costs.



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Affordable housing is a problem of income or lack of income—a household does not earn enough to afford housing. This is what creates housing need. In this regard, spending more than 30% of household income on housing is not a choice, but a harsh reality. This creates a significant financial burden and hardship for the household. However, that does not mean that every household spending more than 30% of their income on housing has a need for more affordable housing. Some households, for reasons of personal choice, spend above 30% of their income on housing. Therefore, such households do not suffer from the same burden and hardship that households of lesser means who cannot find housing for less than 30% of their income. So, while such measures of housing affordability provide a metric by which we can measure housing affordability, they fall short of informing us about the personal circumstances, choices, and needs that are captured in the calculations and that effect housing affordability.

### Housing Characteristics

To start, and before getting to income and housing cost data, it is important to assess and discuss the characteristics of Ellington's housing stock. The characteristics of housing stock are important because they provide context to understanding housing value, housing costs, and housing affordability. Therefore, the characteristics of housing also inform us about demand and how demand is organized in regard to housing product and location. Understanding the housing characteristics, their influence of demand, market strength, and housing affordability, provide insight into housing need and the strategies required to address housing need.

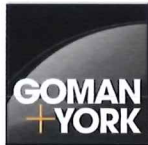
According to the U.S. Census (2017 estimates), Ellington has a total of 6,847 housing units, 98.1% (6,717) of which are occupied and 1.9% of which are vacant (Table 1.). Vacancy rates of less than 10%, especially in the rental housing market, indicate strong demand and often signal the need for new supply. Vacancy of less than 5% in both the rental and homeownership markets indicate very strong market and that the vacancies are most likely the result of natural turnover.

Table 1. Housing Occupancy

Housing Occupancy	Ellington, Connecticut	
	Estimate	Percent
Total housing units	6,847	100
Occupied housing units	6,717	98.1%
Vacant housing units	130	1.9%
Homeowner vacancy rate	0.5	---
Rental vacancy rate	2.5	---

Ellington's housing stock is dominated by single-unit detached housing—commonly known as single-family housing. Including single-unit attached housing, 65.4% of Ellington's housing stock is considered single-family housing—a housing stock that is favorable to homeownership (Table 2). The remaining 34.6% of housing stock is in various forms of multi-family housing with a





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diversity of units per structure. Overall, Ellington's housing stock provides a diversity of housing types and tenure (forms of owner/rental housing).

Table 2. Units in Structure

Housing Units in Structure	Ellington, Connecticut	
	Estimate	Percent
UNITS IN STRUCTURE		
Total housing units	6,847	100%
1-unit detached	4,095	59.8%
1-unit attached	381	5.6%
2 units	384	5.6%
3 or 4 units	422	6.2%
5 to 9 units	863	12.6%
10 to 19 units	351	5.1%
20 or more units	351	5.1%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%

The high percent (65.4%) of Ellington's single-unit (single-family) housing stock lends itself to homeownership and explains the 65.6% homeownership rate in Ellington—a near mirror image of the single-unit housing (Table 3.). The average household size of owner-occupied units is 2.62 persons per unit compared to 1.87 persons per rental unit. The difference in persons per unit between owner and rental housing is most likely driven by the number bedrooms available—single-unit owner-occupied housing typically has three or more bedrooms per unit, while rental housing typically has three or fewer—often one and two bedrooms—per unit. As a result, single-unit housing and owner-occupied housing typically attract more families and more children than multi-family and rental housing.

Table 3. Housing Tenure

Housing Tenure	Ellington, Connecticut	
	Estimate	Percent
Occupied housing units	6,717	6,717
Owner-occupied	4,408	65.6%
Renter-occupied	2,309	34.4%
Average household size of owner-occupied unit	2.62	(X)
Average household size of renter-occupied unit	1.87	(X)

The median number rooms per housing unit is 5.8 with 54.4% of Ellington's housing stock having six rooms or more (Table 4). More rooms typically indicate larger homes and more bedrooms per housing unit. 56% of Ellington's housing stock has three or more bedrooms and nearly 20% of the housing stock has four or more bedrooms (Table 5).



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Table 4. Rooms

Rooms Per Housing Unit	Ellington, Connecticut	
	Estimate	Percent
Total housing units	6,847	100%
1 room	133	1.9%
2 rooms	305	4.5%
3 rooms	723	10.6%
4 rooms	923	13.5%
5 rooms	1,036	15.1%
6 rooms	1,100	16.1%
7 rooms	1,055	15.4%
8 rooms	818	11.9%
9 rooms or more	754	11.0%
Median rooms	5.8	---

Table 5. Bedrooms

Bedrooms	Ellington, Connecticut	
	Estimate	Percent
Total housing units	6,847	100%
No bedroom	133	1.9%
1 bedroom	1,433	20.9%
2 bedrooms	1,447	21.1%
3 bedrooms	2,504	36.6%
4 bedrooms	1,225	17.9%
5 or more bedrooms	105	1.5%

Ellington's housing stock is relatively young, with 43.1% of the housing stock being built since 1980 and 16.8% of housing being built since 2000 (Table 6.). A young housing stock indicates that the housing stock has modern amenities that mostly likely make the housing product competitive in the overall market place. This may help to explain, at least in part, the low vacancy rate and strong occupancy.

Table 6. Year Structure Built

Year Structure Built	Ellington, Connecticut	
	Estimate	Percent
Total housing units	6,847	100%
Built 2014 or later	43	0.6%
Built 2010 to 2013	137	2.0%
Built 2000 to 2009	969	14.2%
Built 1990 to 1999	917	13.4%
Built 1980 to 1989	883	12.9%
Built 1970 to 1979	909	13.3%
Built 1960 to 1969	1,052	15.4%
Built 1950 to 1959	881	12.9%



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Built 1940 to 1949	366	5.3%
Built 1939 or earlier	690	10.1%

Ellington's householders are mostly new to the community. Over 90% of the householders moved into their housing unit since 1980 and 63.8% have moved in since 2000. This is consistent with the age of the housing stock and overall movement patterns of householders, especially the rental population.

Table 7. Year Householder Moved into Unit

Year Householder Moved into Unit	Ellington, Connecticut	
	Estimate	Percent
Occupied housing units	6,717	100%
Moved in 2015 or later	276	4.1%
Moved in 2010 to 2014	2,016	30.0%
Moved in 2000 to 2009	1,993	29.7%
Moved in 1990 to 1999	1,393	20.7%
Moved in 1980 to 1989	393	5.9%
Moved in 1979 and earlier	646	9.6%

## Housing Cost Characteristics

To understand housing affordability and housing need, it is imperative to understand the cost of housing. This section reviews housing value and costs for owner-occupied and renter-occupied housing. Table 8. Presents the value of owner-occupied housing, which can be assumed to be mostly single-unit (single-family) housing. Ellington's median value of housing is \$264,100 with over 75% of owner-occupied housing valued above \$200,000. In addition, 39.8% of the owner-occupied housing is valued above \$300,000. To afford the median owner-occupied home at \$264,100 in Ellington, a household needs to have a household income of \$73,948 ( $\$264,100 \times 0.28$ ). *[It should be noted, if we used  $0.30 \times \$264,100$ , the result would be \$79,230, almost identical to Ellington's median household income—it is interesting that Ellington's median income and median owner-occupied housing value are almost identical.]* Of the 4,408 owner-occupied housing units, 72.4% (3,191 units) have a mortgage (Table. 9).

Table 8. Value – Owner-Occupied Housing

Value	Ellington, Connecticut	
	Estimate	Percent
Owner-occupied units	4,408	4,408
Less than \$50,000	124	2.8%





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\$50,000 to \$99,999	136	3.1%
\$100,000 to \$149,999	193	4.4%
\$150,000 to \$199,999	613	13.9%
\$200,000 to \$299,999	1,582	35.9%
\$300,000 to \$499,999	1,594	36.2%
\$500,000 to \$999,999	157	3.6%
\$1,000,000 or more	9	0.2%
<b>Median</b>	<b>\$264,100</b>	<b>---</b>

Table 9. Mortgage Status

Mortgage Status	Ellington, Connecticut	
	Estimate	Percent
Owner-occupied units	4,408	4,408
Housing units with a mortgage	3,191	72.4%
Housing units without a mortgage	1,217	27.6%

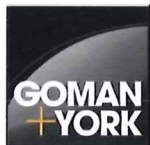
Table 10. provide the Selected Monthly Owner Costs (SMOC) for housing units with a mortgage and Table 11. provides the SMOC for housing units without a mortgage. The SMOC, as explained by the U.S. Census, “are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.” The median SMOC for housing units with a mortgage is \$2,025 and \$902 for housing units without a mortgage.

Table 10. Monthly Owner Costs – With Mortgage

Selected Monthly Owner Costs (SMOC)	Ellington, Connecticut	
	Estimate	Percent
Housing units with a mortgage	3,191	3,191
Less than \$500	15	0.5%
\$500 to \$999	251	7.9%
\$1,000 to \$1,499	596	18.7%
\$1,500 to \$1,999	693	21.7%
\$2,000 to \$2,499	801	25.1%
\$2,500 to \$2,999	451	14.1%
\$3,000 or more	384	12.0%
<b>Median</b>	<b>\$2,025</b>	<b>---</b>

Table 11. Monthly Owner Costs – Without Mortgage

Selected Monthly Owner Costs (SMOC)	Ellington, Connecticut	
	Estimate	Percent
Housing units without a mortgage	1,217	1,217
Less than \$250	0	0.0%
\$250 to \$399	25	2.1%



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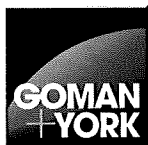
\$400 to \$599	159	13.1%
\$600 to \$799	350	28.8%
\$800 to \$999	358	29.4%
\$1,000 or more	325	26.7%
Median (dollars)	902	---

Table 12. below provides the Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAP). The U.S. Census explains, the SMOCAP “is used to measure housing affordability and excessive shelter costs. For example, many government agencies define excessive as costs that exceed 30 percent of household income.” Based on the SMOCAP, 26.7% of Ellington’s households with a mortgage and 27.4% of households without a mortgage are paying 30% or more of their household income on housing costs. It is a bit surprising that such a high percentage of households without a mortgage paying 30% or more of their household income for housing. However, this is likely being driven by older and retired households with lower fixed-incomes. Based on this SMOCAP, approximately 27% (or 1,176) of Ellington’s owner-occupied housing is unaffordable.

Table 12. Monthly Owner Costs as Percent of Household Income

Selected Monthly Owner Costs as a Percentage of Housing Income (SMOCAP)	Ellington, Connecticut	
	Estimate	Percent
Housing units with a mortgage	3,191	3,191
Less than 20.0 percent	1,201	37.6%
20.0 to 24.9 percent	613	19.2%
25.0 to 29.9 percent	526	16.5%
30.0 to 34.9 percent	206	6.5%
35.0 percent or more	645	20.2%
Housing unit without a mortgage	1,185	1,185
Less than 10.0 percent	407	34.3%
10.0 to 14.9 percent	196	16.5%
15.0 to 19.9 percent	141	11.9%
20.0 to 24.9 percent	92	7.8%
25.0 to 29.9 percent	24	2.0%
30.0 to 34.9 percent	50	4.2%
35.0 percent or more	275	23.2%
Not computed	32	(X)

Table 13. presents the Gross Rent paid for occupied rental units and Table 14. provides the Gross Rent as a Percentage of Household Income (GRAP). The median gross rent is \$1,161 and 28.4% of the households pay more than \$1,500 per month for rent. However, 913 (or 41.3%) of the rental households are spending 30% or more of their household income on rent—the unaffordable housing threshold set by government standards.



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Table 13. Gross Rent

Gross Rent	Ellington, Connecticut	
	Estimate	Percent
Occupied units paying rent	2,276	2,276
Less than \$500	23	1.0%
\$500 to \$999	754	33.1%
\$1,000 to \$1,499	852	37.4%
\$1,500 to \$1,999	421	18.5%
\$2,000 to \$2,499	226	9.9%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median (dollars)	\$1,161	---
No rent paid	33	---

Table 14. Gross Rent as Percent of Household Income

Gross Rent as a Percentage of Household Income (GRAPI)	Ellington, Connecticut	
	Estimate	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	2,211	2,211
Less than 15.0 percent	340	15.4%
15.0 to 19.9 percent	459	20.8%
20.0 to 24.9 percent	376	17.0%
25.0 to 29.9 percent	123	5.6%
30.0 to 34.9 percent	249	11.3%
35.0 percent or more	664	30.0%
Not computed	98	---

Based on owner- and renter-occupied housing unit costs and percent of household income being spent on housing costs, 2,089 (31.1%) of the 6,717 occupied housing units have households spending 30% or more on housing. This indicates that Ellington is faced with a housing affordability challenge. However, this does not inform us specifically as to housing need.

### Household Income

To better understand and determine housing need, this section will further analyze household income and housing costs. The aim will be to determine, generally, what segments of the housing market are most challenged by housing affordability—at what incomes and price point is housing most needed. To accomplish this, household income, housing value, rent values, and types of household will be analyzed to determine what segments of the housing market are underserved by housing. This will help to inform us and better understand housing need.





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Table 15. (Income by Household) presents a breakdown of households and household incomes by Total Households, Family Households, Married-Couple Family Households, and Non-Family Households. The Census defines each of these household categories as follow:

**Household [Total]:** consists of all the people who occupy a housing unit.

**Family Household:** contain at least one person related to the householder by birth, marriage, or adoption.

**Married-Couple Family:** is a husband and wife enumerated as members of the same household. The married couple may or may not have children living with them. The expression "married-couple" before the term "family" indicates that the household or family is maintained by a husband and wife.

**Nonfamily Household:** consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Table 15. Income by Household

Income	Ellington, Connecticut			
	Households	Families	Married-Couple Fam	Nonfamily
Total	6,717	4,188	3,380	2,529
Less than \$14,999	6.0%	1.6%	0.7%	13.4%
\$15,000 to \$24,999	8.4%	2.4%	1.0%	19.2%
\$25,000 to \$34,999	4.2%	1.9%	2.4%	8.0%
\$35,000 to \$49,999	12.3%	7.9%	7.2%	19.7%
\$50,000 to \$74,999	13.2%	9.1%	8.9%	20.0%
\$75,000 to \$99,999	15.8%	24.0%	17.5%	4.5%
\$100,000 to \$149,999	23.8%	30.9%	35.6%	9.6%
\$150,000 or more	16.1%	22.3%	26.9%	5.5%
Median income	\$79,917	\$104,836	\$114,960	\$41,330

The breakdown of income by household groups reveal meaningful differences in household income. While the median household income in Ellington for all households is \$79,917, family median income is \$104,836, married-couple family median income is \$114,960, and non-family median income is \$41,330. For sake of comparison, households, families, and non-family households will be used. Married-couple families, since they are a sub-set with the families' category, will not be used. However, we should keep in mind that that married-couple families—as part of family-households—have the highest median household income.

Families or family-households account for 62.3% of households and non-family households 37.7% of households. Of the family households, 77.2% earn \$75,000 (the approximate median household income of \$79,917) or more per year compared to the 80.3% of non-family households that earn less than \$75,000 per year. This indicated that non-family-households are



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more likely to experience housing affordability challenges than family-households. However, it should not be assumed that non-family households are of lesser socio-economic status, since 32.1% (2,156) of Ellington's households (22.2% of owner-occupied and 50.8% of renter-occupied housing) are 1-person (or 1-income households).

This difference in family and non-family income by percent of households above and below median household income (\$79,917) is dramatic, but not surprising based on the number of 1-person households and the characteristics of Ellington's housing stock. For example, regarding housing characteristic, 59.8% (or 4,095 units) of Ellington's housing stock is single-unit detached housing—nearly a mirror image of 4,188 family households. The fact is, single-unit detached housing is commonly occupied by families. In addition, based on the value of owner-occupied housing—75.9% of Ellington's owner-occupied housing stock is valued over \$200,000, 40% is valued over \$300,000, and the median value is \$264,100—it is understandable that family-households have higher incomes than non-family households.

At this point, it is fair to assume based on family and married-couple family median incomes (\$104,836 and \$114,960, respectively) that most, not all, family households can secure housing in Ellington that is affordable, even though some family households may be paying more than 30% of their household income on housing. It is possible that some or all the family-households paying more than 30% of their household income are doing so by choice, not by need. It is also fair to assume that non-family households, based on a relatively low median household income of \$41,330, face the greatest housing affordability challenges in Ellington. In addition, it is possible that some or many non-family households paying more than 30% of their household income are doing so out of need, not by choice. However, at this point, these assumptions are simply reasonable speculations based on what we know so far about housing costs and household incomes.

### **Assessing Housing Need**

The aim of this assessment is to determine housing need. To accomplish that, this section will analyze household income by household type (total households, family-households, and non-family households) in comparison to Ellington's existing housing stock by tenure (owner-occupied and renter-occupied). The method employed, presents the Household Income (Table 15) data in eight cohorts ranging from less than \$15,000 per year to \$150,000 or more per year. Then, based on the higher end of each household income cohorts, the affordable housing value is calculated at 2.8 times household income for owner-occupied housing (mostly likely single-family homes) and the affordable rent value is calculated at 30% of household income.

Census data (Table 15) on the percent (converted to a raw number) of household by income was utilized to determine the number of households in each income cohort. In addition, the Census data (Table 8) was used to determine the number of housing units in the eight housing value cohorts ranging from less than \$50,000 to \$1,000,000 or more for owner-occupied



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housing. The number of housing units valued within the household income cohort was then assumed to represent the number of households within that income cohort being served by those housing units. The same approach was used for rental housing, gross rents, and the number of units in each gross rent cohort as household (Table 13).

To calculate housing need, the number of households with incomes adequate to afford the estimated affordable home value or rent value were subtracted from the existing housing units at the approximate value or rent. The result of the calculation is the 'Units Available Vs Adequate Income' line in the tables below. A negative value indicates fewer units available at the given price point than households with the income to afford them. A positive value indicated more units available than households with the income to afford them. The negative values indicated housing need—regarding affordability—at that price point and housing income segment of the housing market.

*[Method Note: It should be noted that this method and approach is not perfect. Census household income cohorts do not perfectly match housing and rent value cohorts. In addition, calculating home value affordability or rent value affordability at a specific income, does not capture the affordability of the entire income cohort. That said, the calculations do provide a general understand of the relationship between income and housing value/rent and distribution of household income and housing value/rent. Therefore, it does provide insight as to the segments of the housing market where households are and are not being served by housing affordability.]*

Tables 16 (A & B) present the calculations for all households and housing units in Ellington. Table A presents owner-occupied housing and Table B presents rental housing. Tables 17 (A & B) present the calculations for family-households in Ellington. Table A presents owner-occupied housing and Table B presents rental housing. Tables 18 (A & B) present the calculations for non-family-households in Ellington. Table A presents owner-occupied housing and Table B by rental housing.

**Table 16-A. Households by Income Compared to Existing (Owner-Occupied) Housing Stock by Value**

Household Income	<\$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+
Households @ Income	403	564	282	826	867	1,061	1,599	1,081
Est. affordable home Value (HH Income x 2.8)	\$41,997	\$69,997	\$97,997	\$139,997	\$209,997	\$279,997	\$419,997	\$420,000+
Existing Housing (Household) Units	124 (1.8%)	136 (2.0%)	193 (2.9%)	613 (9.1%)	1,582 (23.5%)	1,594 (23.7%)	157 (2.3%)	9 (0.001%)
Households w/Adequate Income	403 (6.0%)	564 (8.4%)	282 (4.2%)	826 (12.3%)	867 (12.9%)	1,061 (15.8%)	1,599 (23.8%)	1,081 (16.1%)
<b>Units Available Vs Adequate Income</b>	<b>-279</b>	<b>-428</b>	<b>-89</b>	<b>-213</b>	<b>715</b>	<b>533</b>	<b>-1,442</b>	<b>-1,072</b>
Total Households	6,717	6,717	6,717	6,717	6,717	6,717	6,717	6,717





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Table 16-A compares all households in Ellington, by household income, to the owner-occupied housing stock by value. The table shows that there are more housing units available than household with incomes between \$50,000 and \$99,999, indicating that there is not a housing affordability challenge or need for owner-occupied housing valued between \$150,00 and \$300,000. At incomes above \$100,000 and housing valued above \$300,000 there are fewer housing units available than households that can afford such housing. As a result, there is a housing affordability challenge at this higher-end segment of the housing market. However, this does not mean there is a 'housing need' at this higher end segment of the owner-occupied housing market. It is not that these households can't afford housing, nor are they suffering hardship from a lack of affordable housing. These households can afford housing in Ellington (and elsewhere) at lower values, below \$300,000.

It is the lower-income cohorts with household incomes below \$50,000 (approximately 60% of local median household income) where housing need is the greatest with 1,009 fewer ownership housing units available than the total number of households in this market segment who can only afford housing valued below \$150,000. Most concerning, the households at incomes below \$25,000 (approximately 30% of local median household income) total 707 more households than available ownership housing units. This signifies that the greatest need for housing—affordable housing—is at and below 30% local median household income or ownership housing valued below \$80,000. This may, in part, explains why 26.7% of Ellington's households with a mortgage and 27.4% of households without a mortgage are paying 30% or more of their household income on housing costs (Table 12). Approximately 15% of Ellington's households, in the lower-income cohorts, cannot afford owner-occupied housing in Ellington.

It is, however, important to note that Table 16-A is focused on ownership housing (primarily single-unit/single-family housing) compared to all household in Ellington. This means that some of those 15% of lower-income household who can't afford owner-occupied housing, may be able to afford rental housing. Table 16-B provides the same comparisons and calculations as above but aimed at rental housing. In this table, the greatest housing affordability challenge is at incomes over \$75,000, where there are no rental housing units available at rents over \$2,500 per month. As stated above, this does not signify housing affordability need, but it does alert us to affordability challenges in the higher income segments of the rental housing market.

The area of greatest concern in Table 16-B is at incomes below \$15,000 (approximately 20% of median household income) where there are 380 fewer housing units available than households that can afford housing in this very low-income market segment. While some of these households may already being served by housing assistance programs, it is still safe to assume there is a great need at this lowest income segment of the market.

**Table 16-B. Households by Income Compared to Existing (Rental) Housing Stock by Value**



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Household Income	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+
Households @ Income	403	564	282	826	867	1,061	1,599	1,081
Est. affordable monthly rent Value (HH Income x 0.30)	\$375	\$625	\$875	\$1,250	\$1,875	\$2,500	\$3,750	\$3,750+
Existing Housing (Household) Units	23 (1.0%)	754 (33.1%)	852 (37.4%)	421 (18.5%)	226 (9.9%)	0 (0%)	0 (0%)	0 (0%)
Households w/Adequate Income	403 (6.0%)	564 (8.4%)	282 (4.2%)	826 (12.3%)	867 (13.2%)	1,067 (15.8%)	1,599 (23.8%)	1,081 (16.1%)
Units Available Vs Adequate Income	-380	190	570	-405	-641	-1,067	-1,599	-1,072
Total Households	6,717	6,717	6,717	6,717	6,717	6,717	6,717	6,717

Tables 17-A and B focus on family-households, the households with the highest local median income of \$104,863. Table 17-A compares family-households in Ellington, by household income, to the owner-occupied housing stock by value. The data in this table demonstrate that there are no affordability challenges or housing need for families seeking ownership housing below \$100,000 in Ellington. However, at household incomes above \$100,000 and owner-occupied housing above \$300,000, there are 2,062 fewer housing units available than households that can afford such units. This means there are housing affordability concerns in this high-incomes segment of the housing market. However, as stated above, this does not necessarily mean there is a housing affordability need, since such high-income household can afford housing of lesser value. In addition, it is likely that the greater affordability challenge in this above \$100,000 household income and above cohort is the greatest below household incomes of \$150,000 and owner-occupied housing above \$300,000 and below \$400,000—the likelihood that the majority of household are at the lower end of the income cohort.

**Table 17-A. Family-Households by Income Compared to Existing (Owner-Occupied) Housing Stock by Value**

Household Income	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+
Households @ Income	67	101	80	318	381	1,005	1,294	934
Est. affordable home Value (HH Income x 2.8)	\$41,997	\$69,997	\$97,997	\$139,997	\$209,997	\$279,997	\$419,997	\$420,000+
Existing Housing (Household) Units	124 (1.8%)	136 (2.0%)	193 (2.9%)	613 (9.1%)	1,582 (23.5%)	1,594 (23.7%)	157 (2.3%)	9 (0.001%)
Households w/Adequate Income	67 (1.6%)	101 (2.4%)	80 (1.9%)	318 (7.9%)	381 (9.1%)	1,005 (24.0%)	1,294 (30.9%)	934 (22.3%)
Units Available Vs Adequate Income	57	35	113	295	1,201	589	-1,137	-925
Total Family-Households	4,188	4,188	4,188	4,188	4,188	4,188	4,188	4,188



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Table 17-B demonstrates there is no rental housing available at household incomes above \$75,000 and rents above \$2,500 per month—a possible affordable housing challenge, but not a housing affordability need. However, a housing affordability need is demonstrated at incomes below \$15,000 (or 20% median household income). This further demonstrates the greatest housing need is most evident at the lower and lowest income segments of the market. However, overall family-households are not suffering greatly from the burden and hardship of affordability challenges and housing need.

**Table 17-B. Family-Households by Income Compared to Existing (Rental) Housing Stock by Rent**

Household Income	<\$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+
Households @ Income	67	101	80	318	381	1,005	1,294	934
Est. affordable home Value (HH Income x 2.8)	\$375	\$625	\$875	\$1,250	\$1,875	\$2,500	\$3,750	\$3,750+
Existing Housing (Household) Units	23 (1.0%)	754 (33.1%)	852 (37.4%)	421 (18.5%)	226 (9.9%)	0 (0%)	0 (0%)	0 (0%)
Households w/Adequate Income	67 (1.6%)	101 (2.4%)	80 (1.9%)	318 (7.9%)	381 (9.1%)	1,005 (24.0%)	1,294 (30.9%)	934 (22.3%)
Units Available Vs Adequate Income	-44	653	772	103	-155	-1,005	-1,294	-934
Total Family-Households	4,188	4,188	4,188	4,188	4,188	4,188	4,188	4,188

In Tables 18-A and B (non-family households) is where some of the greatest affordability challenges and housing need are evident. Table 18-A demonstrates that ownership housing is mostly unaffordable to non-family-households at incomes above \$100,000 (ownership housing over \$300,000) and at low household incomes below \$35,000 (ownership housing under \$100,000). This means there are housing affordability concerns in the high-income segment of the housing market and housing affordability need in the lower-income segments of the housing market for non-family-households. This is not surprising, as discussed previously, since there are many 1-person (1-income) non-family-households and a local media non-family-household income of \$41,330.

**Table 18-A. Non-Family-Households by Income Compared to Existing (Owner-Occupied) Housing Stock by Value**

Household Income	<\$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+
Households @ Income	338	486	202	498	506	113	243	139
Est. affordable home Value (HH Income x 2.8)	\$41,997	\$69,997	\$97,997	\$139,997	\$209,997	\$279,997	\$419,997	\$420,000+





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Existing Housing (Household) Units	124 (1.8%)	136 (2.0%)	193 (2.9%)	613 (9.1%)	1,582 (23.5%)	1,594 (23.7%)	157 (2.3%)	9 (0.001%)
Households w/Adequate Income	338 (13.4%)	486 (19.2%)	202 (8.0%)	498 (19.7%)	506 (20.0%)	113 (4.5%)	243 (9.6%)	139 (5.5%)
Adequate Income Vs Units Available	-214	-350	-9	115	1,076	1,483	-86	-130
Total Non-Family Households	2,529	2,529	2,529	2,529	2,529	2,529	2,529	2,529

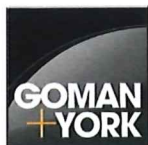
Table 18-B demonstrates there is no rental housing available at household incomes above \$75,000 and rents above \$2,500 per month. In addition, there is substantial housing need at incomes below \$15,000 (or 20% median household income). Furthermore, there are rental housing affordability challenges at incomes between \$35,000 and \$75,000. What Tables 18-A and 18-B demonstrate, is that the greatest affordability challenges and greatest housing need exist with the non-family-households, which is understandable with the low median household income in this cohort.

**Table 18-B. Non-Family-Households by Income Compared to Existing (Rental) Housing Stock by Rent**

Household Income	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+
Households @ Income	338	486	202	498	506	113	243	139
Est. affordable home Value (HH Income x 2.8)	\$375	\$625	\$875	\$1,250	\$1,875	\$2,500	\$3,750	\$3,750+
Existing Housing (Household) Units	23 (1.0%)	754 (33.1%)	852 (37.4%)	421 (18.5%)	226 (9.9%)	0 (0%)	0 (0%)	0 (0%)
Households w/Adequate Income	338 (13.4%)	486 (19.2%)	202 (8.0%)	498 (19.7%)	506 (20.0%)	113 (4.5%)	243 (9.6%)	139 (5.5%)
Adequate Income Vs Units Available	-315	268	650	-77	-280	-113	-243	-139
Total Non-Family Households	2,529	2,529	2,529	2,529	2,529	2,529	2,529	2,529

Table 19 provides a summary of the findings Tables 16 through 18. Shown together, the results of each household group and tenure, reveal that the greatest affordability challenges exist at the higher-income levels—household incomes above \$100,000 and housing values over \$300,000 and rents over \$2,500 per month. As previously stated, housing affordability challenges in these higher-income segments of the market are not about housing need, as these households can afford less expensive house. That said, this does not mean the affordability challenges do not need to be addressed.

Unfortunately, the lack of housing availability in these high-income segments of the market, may be creating downward pressure on housing affordability in the \$75,000 to \$99,999 (housing valued at \$225,000 to \$299,997) household income segment. For example, there are



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2,680 households will incomes over \$100,000, most of whom are not being served by this segment of the market. If we push half those households, 1,340 into the \$225,000 to \$299,999 housing market—the segment of the market with housing available that these households can afford—the units available in the \$75,000 to \$99,999 household income in the total households (Table 16) and family households (Table 17) categories become negative. This further demonstrates the housing affordability challenges in the higher-income cohorts and market segment.

**Table 19. Tables 16 – 18 Summary of Findings**

	<\$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+
<b>Table 16. Households</b>								
A. Ownership Units Available Vs Adequate Income	-279	-428	-89	-213	715	533	-1,442	-1,072
B. Rental Units Available Vs Adequate Income	-380	190	570	-405	-641	-1,067	-1,599	-1,072
<b>Table 17. Family Households</b>								
A. Ownership Units Available Vs Adequate Income	57	35	113	295	1,201	589	-1,137	-925
B. Rental Units Available Vs Adequate Income	-44	653	772	103	-155	-1,005	-1,294	-934
<b>Table 18. Non-Family Households</b>								
A. Ownership Units Available Vs Adequate Income	-214	-350	-9	115	1,076	1,483	-86	-130
B. Rental Units Available Vs Adequate Income	-315	268	650	-77	-280	-113	-243	-139

The Table 19 summary also reasserts what has been evident throughout this assessment. The greatest need, the greatest housing affordability need, is in the less than \$15,000 household income cohort, followed by the \$15,000 - \$24,999 cohort. These lower-income segments of the housing market represent ownership housing below \$80,000 and rental housing below \$700 per month. These are the most vulnerable households, those most likely suffering the greatest affordability hardship, with the greatest need. Based on overall assessment of household and housing data, a fair estimate is that there are between 300 and 400 households (4.5% to 6% of Ellington's occupied housing) that need affordable housing in these lower-income cohorts and market segment.

### Housing Need Versus Demand

It is important to be clear that need and demand are not the same. Just because there is a need for affordable housing at certain price point, does not mean there is actual demand for the construction of new housing at that price point. Housing demand is driven by job growth,





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population growth, and ultimately, household formations—new households being formed from growth in jobs, growth in population, or splits of existing households into two or more households (e.g. divorce, adult children moving out of parents, etc.). Connecticut and the Hartford Metropolitan Region have experience stagnant job and population growth over the past 30-years. Therefore, the housing demand-drivers overall are weak and housing demand—for new housings—has been driven mostly by household formations, functional obsolescence of existing housing units, and the replacement of demolished housing units.

To understand demand in Ellington, specifically the absorption of new housing into the Ellington housing market, we reviewed the DECD housing permit date from 1997 to 2017 (a 21-year period). During this period, a total 2,018 new housing units we constructed. Of these 2,018 units, 1,357 (0%) were 1-unit dwellings, 8 were 3&4-unit dwellings, and 653 we multi-family (5+) unit dwellings. A total of 48 units were demolished, resulting in a net gain of 1,970 housing units. This results in an absorption rate of 93.8 or 94 (rounded up) units per year over the 21-year period. The highest year was 1998 with 162 units constructed and the lowest year was 2010 with 27 units constructed—the average of the high and low year is 94.5 units, almost identical to the 21-year average. This 21-year history, includes periods of economic growth, stagnation, and decline, provides confidence in projecting approximately 94 units of housing construction/growth per year over the next 5 to 10 years—the effective period of the new Plan of Conservation and Development.

Table 20. Ellington Housing Permits by year

Permits	Total Units	1 Unit	2 Unit	3 & 4 Units	5 Units or More	Demo	Net Gain
2017	100	42	0	0	58	6	94
2016	90	40	0	0	50	4	86
2015	112	41	0	0	71	3	109
2014	84	44	0	0	40	0	84
2013	40	40	0	0	0	0	40
2012	36	36	0	0	0	0	36
2011	108	28	0	0	80	0	108
2010	27	27	0	0	0	0	27
2009	72	32	0	0	40	0	72
2008	87	47	0	0	40	4	83
2007	95	71	0	0	24	2	93
2006	120	96	0	0	24	0	120
2005	122	90	0	0	32	9	113
2004	74	74	0	0	0	0	74
2003	122	122	0	0	0	3	119
2002	143	111	0	0	32	2	141





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2001	84	84	0	0	0	3	81
2000	129	129	0	0	0	1	128
1999	138	94	0	0	44	10	128
1998	162	50	0	8	104	0	162
1997	73	59	0	0	14	1	72
<b>Total</b>	<b>2,018</b>	<b>1,357</b>	<b>0</b>	<b>8</b>	<b>653</b>	<b>48</b>	<b>1,970</b>

This not only provides us with a planning period of 10 years and new housing construction estimates 100 units per year or 1,000 units over the next 10-years, but it also provides a means of estimating the market capacity and planning for the creation of new affordable housing units aimed at addressing housing need. To accomplish this, the first objective should be ensuring that enough affordable housing is created each year to not decrease the percent (5.4%) of qualified units in accordance with 8-30g. The second objective should be working toward meeting the 10% threshold of qualified housing unit in accordance with 8-30g. Today, the 5.4% equals 364 housing units. To achieve 10%, based on the existing 6,717 occupied housing units, Ellington would need 672 qualified housing unit (or 308 more qualified units than exist today). Keeping in mind that numerator and denominator are moving targets, Ellington would need to create approximately 41 affordable qualified housing units per year (a total 410 new qualified units) over the next 10 years, if 1,000 new housing units were built over that period. Adding 41 affordable qualified units per year or 410 such units over 10-years, equals 41% of the project housing to be constructed (per year or total).

It would unreasonable to assume that 41% of new housing per year or over 10-years in Ellington could or would be qualified affordable housing units—that is even more than the 8-30g qualifying application minimum of 30%, which most developers and towns deem to be excessive. An aspirational goal would be 20% or 20 affordable qualified units per year, with a realistic expectation of hitting 15% or 15 affordable qualified units per year. This would produce between 15 and 20 affordable qualified units per year and 150 to 200 affordable qualified units over the next years. That is about half of the housing affordability need, the 300 and 400 households in need.

### A Housing Strategy to Address Housing Need

The problem of affordable housing and affordable housing need is more a problem of income than housing. So long as there are household with low incomes, there will be a need for affordable housing. Recognizing the problem of low-income, means solving the problem of affordable housing is a greater challenge than simply providing affordable housing. In fact, there really are only two ways to solve affordability when we recognize the problem is more



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about income and less about housing. The first is to raise the income of low-income households so that they can afford housing—easier said than done. Because of the limits to increasing low-income household income, the common government approach is fix the housing cost based on a percent of income and subsidize the balance of the cost—the typical housing voucher program. Such programs are costly and typically administered at governmental levels above the local level.

The second solution is to lower the cost of housing to make it more affordable to lower-income household. Such programs typically subsidize or restrict the value of the housing unit, rather than subsidizing the household. Unfortunately, neither of these approaches solve the problem of low-income, but simply mitigate the housing affordability needs of the low-income households.

Other approaches to affordable housing often focus on the production of housing, a supply-side approach. The idea being that if more housing built/added to the market, housing prices will decrease, making housing more affordable. While all these approaches have value, they also have real and substantial costs to government. This is not to imply that government should not spend or invest in housing affordability and housing need. It should. Addressing housing need for the most vulnerable households is exactly the safety net that government should provide. However, the political realities or the limited political appetite to fund housing assistance programs constrains our ability to meet the housing needs and solve the housing affordability problem suffered by households of lesser means.

The aim of the above introduction to this section is intended to provide context to the challenge of addressing housing affordability and housing need—a challenge that is the greatest at the local level of government. If addressing affordability is so challenging, this begs the question, how can Ellington—a local municipality—address affordability and housing need? To intervene in the housing market with the aim of addressing affordability and housing need, Ellington needs to be intentional and strategic in its interventions. Being intentional means that Ellington must want to address housing need and affordability—having the political will to embrace and help those most vulnerable households. Being strategic means that Ellington must adopt policies and programs aim specifically at the outcome of improving housing affordability.

To accomplish, I believe there are number of strategic interventions that Ellington can adopt and employ that will improve housing affordability, without creating the negative implications that are often assumed to result from affordable housing. Therefore, I recommend strategies that target zoning, permitting, and taxes.

### ***Zoning Strategies***



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The following are zoning strategies designed to intentionally intervene in housing affordability and housing need:

- **Inclusionary Zoning:** Create an inclusionary zoning provision that require 6% of housing, in any housing development, to meet the requirement of affordable housing under 8-30g.
  - This, at the very least, will encourage and provide affordable housing, while ensuring that the percent of qualified affordable units (5.46% today) does not further decline.
  - At a rate of 7% of units in any housing development, the inclusion of affordable housing will not be noticeable, nor will it create any negative impacts. For small housing developments of 10 or 20 units, the actual effective percentage of units will be approximately 10% and would stabilize the existing 5.46% of qualified affordable units.
- **Workforce Housing:** Provide for greater flexibility regarding the Dimensional and Area Standards (Section 3.6.6 of the Zoning Regulations) in the 'Workforce Housing Provision' (Section 3.6.7 of the Zoning Regulations).
  - Change the Allowing, and stating, modifications to all or most of the dimensional requirements in Section 3.6.6 will create a real incentive utilize this provision.
  - Reduce the 1 garage per unit to 0.5 or 0.75 garages per unit with density bounce for 'workforce housing'.
  - Reduce the workforce housing percentage required from 20% to 15%.
- **Elderly Housing:** Allow private market elderly housing and include an affordability provision, 20% or 30% affordable and compliant with 8-30g.
  - There is need, overall, for elderly housing in Ellington and the greater regional market. The Town can satisfy that need and at the same time provide afford housing for a population that needs affordable housing options.
- **8-30g Application:** Create a 'friendly' 8-30g zoning regulation (preferably an overlay zone) that allows for and establishes a process for 8-30g development application.
  - The idea is to be proactive. Rather than having an 8-30g application forced upon you, create an 8-30g zoning provision that allow an 8-30g compliant development designed by the Town, not the developer.
- **Mixed-Use Development:** Create a mixed-use development housing provision that requires housing in mixed use developments to provide 15% workforce housing.





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- Mixed-use developments, specifically the housing in such developments, appeals most to non-family households. Therefore, such housing provides a good opportunity to provide affordable options.
- For mixed-use housing, specifically those units above first floor commercial use, allow smaller unit sizes: studio = 500 sf, 1-bedroom = 650, 2-bedroom = 900 sf. I would not focus on (or allow) 3-bedroom units in such situation.

### ***Permitting Strategies***

The following are permitting strategies designed to intentionally intervene in housing affordability and housing need:

- **Permitting Fees:** Provide reduced permitting fees for affordable housing units. This could include land use applications, zoning, and building permits.
  - Entitlements and permitting create real costs for housing development. The entitlement processes can cost 3% to 6% of the total development cost. While such percent's sound low, they are meaningful when the return-on-investment run between 12% and 15%. Reducing fees can be a viable means of incentivizing affordable housing.

### ***Tax Strategies***

The following are tax strategies designed to intentionally intervene in housing affordability and housing need:

- **Tax Incentives:** Provide tax incentives for affordable units in workforce, elderly, and mixed-use developments.
  - On the developer side, the barrier to providing affordable units is the reduced return-on-investment. The cost to construct such units, if they are to be to same standard of market units, is as much as the market units. Therefore, reduced sales value or rents can and do undermine the financial feasibility of affordable units and the whole development.
  - Tax incentives, as with reduced permitting fees discussed above, can provide a real incentive to constructing affordable housing units.
  - Tax incentives could range from 10% to 100%, from 1 to 10 years, and could be for the affordable units or the whole development. Note, tax incentives have become common for multi-family residential development. Over the past three years I have worked on four projects with tax incentives in three towns (Bloomfield, Canton, and Wethersfield).



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- Recommended Incentive Structure: 100% of post-occupancy taxes for the first two-years, 50% in year three, and 25% in years four and five.

The above strategies are more than capable producing 15 to 20 units of qualified affordable housing per year. With an aggressive approach including tax incentives and aimed at elderly housing—Town-owned or private market—more units per year could be achieved—exceeding the goal of 20 affordable qualified units per year. The would provide a 10 to 20-year plan to provide affordable qualified housing (8-30g 10%) and meet the housing needs of the most vulnerable and burdened populations. In addition, adding market-rate housing aimed at the \$75,000 to \$125,000 household income levels (owner-occupied housing between \$210,000 and \$350,000) would go a long way to ease the affordability challenges at the higher-income segment of the Ellington housing market.



# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

Web Site: [portal.ct.gov/csc](http://portal.ct.gov/csc)

### VIA ELECTRONIC MAIL

November 9, 2023

TO: Service List dated August 24, 2023

FROM: Melanie Bachman, Executive Director *VPB*

RE: **PETITION NO. 1589** – USS Somers Solar, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 3.0-megawatt AC solar photovoltaic electric generating facility located at 360 Somers Road, Ellington, Connecticut, and associated electrical interconnection.

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Enclosed please find a copy of the Connecticut Siting Council's notice of public hearing for the above-referenced matter.

MAB/IN/laf

Enclosure (1)

c: Secretary of the State  
Council Members  
Petition Service Recipients  
A Plus Reporting Service, LLC

RECEIVED

NOV 16 2023

TOWN OF ELLINGTON  
PLANNING DEPARTMENT





# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

Web Site: [portal.ct.gov/csc](http://portal.ct.gov/csc)

### HEARING NOTICE

Pursuant to provisions of Connecticut General Statutes §4-176 and Public Act No. 22-3, notice is hereby given that the Connecticut Siting Council (Council) will conduct a public hearing via Zoom remote conferencing on Tuesday, December 5, 2023, beginning with an evidentiary session at 2:00 p.m., and continuing with a public comment session at 6:30 p.m. The hearing will be on a petition from USS Somers Solar, LLC for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 3.0-megawatt AC solar photovoltaic electric generating facility located at 360 Somers Road, Ellington, Connecticut.

The purpose of the hearing is to receive evidence on the petitioner's assertions that the construction, operation, and maintenance of the facility will not have a substantial adverse environmental effect. The 2:00 p.m. evidentiary session will provide the petitioner, parties and intervenors an opportunity to cross-examine positions. **No public comments will be received during the 2:00 p.m. evidentiary session.** The 6:30 p.m. public comment session will be reserved for the public to make brief statements into the record. Public statements are limited to 3 minutes. During the 6:30 p.m. public comment session, the petitioner will present an overview of the proposed facility.

Attendees can join by clicking (or entering) the following link:

<https://us06web.zoom.us/j/85136557953?pwd=U0DDAeMwbe6FJDp2GeYbsI0reAaTMA.1>

from a computer, smartphone, or tablet. **Meeting ID: 851 3655 7953 and Passcode: S2vc1H.** No prior software download is required. For audio-only participation, attendees can join by dialing in at **1 (929) 205 6099 (not toll free)** and then enter the **Meeting ID: 851 3655 7953 and Passcode: 121989** from a telephone.

**Interested persons may join any session to listen, but must sign-up in advance to speak during the 6:30 p.m. public comment session.**

To participate in the **6:30 p.m. public comment session by computer, smartphone or tablet**, please send an email to [siting.council@ct.gov](mailto:siting.council@ct.gov) with your name, email address and mailing address by **December 4, 2023**. To participate in the **6:30 p.m. public comment session by telephone**, please leave a voicemail message at 860-827-2935 with your name, telephone number, and mailing address by **December 4, 2023**. Public comments may also be submitted to the Council by electronic mail or by regular mail.

Any person may be removed from the Zoom remote evidentiary session or public comment session at the discretion of the Council.

Applicable law for this proceeding includes the Public Utility Environmental Standards Act, General Statutes §16-50g, et seq., and Sections 16-50j-1, et seq., of the Regulations of Connecticut State Agencies.

The Council directs that all testimony and exhibits be pre-filed electronically with the Council and all parties and intervenors by November 28, 2023.

Individuals are encouraged to participate through their elected officials and other party/intervenor groupings.

Any person seeking to be named or admitted as a party or intervenor to the proceeding may file a written request to be so designated at [siting.council@ct.gov](mailto:siting.council@ct.gov), on or before November 28, 2023.

Parties and intervenors will be allowed to submit briefs and proposed findings of fact within 30 days after the close of the evidentiary record.

Any person who is not a party or intervenor to this proceeding may file a written statement with the Council up to 30 days after the close of the evidentiary record. No written statement or any other information will be accepted after 30 days of the close of the evidentiary record, except as otherwise prescribed by law or the Council.

A verbatim transcript of the hearing will be posted on the Council's project webpage and deposited in the Town Clerk's Office of the Ellington Town Hall for the convenience of the public.

Requests for information in alternative formats or for sign-language interpreter services must be submitted in writing by November 28, 2023.

Information about how the public hearing will be conducted and how the public can access it will be posted on the Council's Petition No. 1589 project webpage at the following link: [https://portal.ct.gov/CSC/1\\_Applications-and-Other-Pending-Matters/Pending-Matters](https://portal.ct.gov/CSC/1_Applications-and-Other-Pending-Matters/Pending-Matters).

The petitioner is represented by the following:

**Petitioner**

USS Somers Solar, LLC

**Its Representative**

Lee D. Hoffman, Esq.  
Pullman & Comley, LLC  
90 State House Square  
Hartford, CT 06095

A copy of the petition is available for review on the Council's website at [portal.ct.gov/csc](https://portal.ct.gov/csc) under the link "Pending Matters." The Council has assigned this proceeding Petition No. 1589.



**Instructions for Public Access Petition No. 1589 Remote Public Hearing**  
**December 5, 2023**  
**Evidentiary Session at 2 PM**  
**Public Comment Session at 6:30 PM**

**PLEASE NOTE:**

- Interested persons may join any session to listen, but **you must sign-up in advance to speak during the 6:30 p.m. public comment session**
- Any person may be removed from the Zoom remote evidentiary session or public comment session at the discretion of the Council.
- All participants are requested to mute sound notifications on their computer, smartphone or tablet. Telephones are often equipped with a “do not disturb” feature for the dial-in option.

**A. Evidentiary Session – 2 PM**

1. Attendees can join by clicking (or entering) the following link:  
<https://us06web.zoom.us/j/85136557953?pwd=U0DDAeMwbe6FJDp2GeYbsI0reAaTMA.1>  
from a computer, smartphone, or tablet. **Meeting ID# 851 3655 7953 and Passcode: S2vc1H.** No prior software download is required.
2. For audio-only participation, attendees can join by dialing in at **1(929) 205-6099 (not toll free)** and then enter the **Meeting ID: 851 3655 7953 and Passcode: 121989** from a telephone.
3. All microphones will be muted upon entry into the meeting and will be turned on in the order of party appearances and cross examination governed by the Hearing Program.

**4. No public comments will be received during the 2:00 p.m. evidentiary session.**

**B. Public Comment Session – 6:30 PM**

1. Attendees can join by clicking (or entering) the following link:  
<https://us06web.zoom.us/j/85136557953?pwd=U0DDAeMwbe6FJDp2GeYbsI0reAaTMA.1>  
from a computer, smartphone, or tablet. **Meeting ID# 851 3655 7953 and Passcode: S2vc1H.** No prior software download is required.
2. For audio-only participation, attendees can join by dialing in at **1(929) 205-6099 (not toll free)** and then enter the **Meeting ID: 851 3655 7953 and Passcode: 121989** from a telephone.
3. **You must sign-up in advance to speak during the 6:30 p.m. public comment session.**
  - a. If you anticipate participating in the **6:30 p.m. public comment session by computer, smartphone or tablet**, please send an email to [siting.council@ct.gov](mailto:siting.council@ct.gov) with your name, email address and mailing address by **December 4, 2023**.
  - b. If you anticipate participating in the **6:30 p.m. public comment session by telephone**, please leave a voicemail message at 860-827-2935 with your name, telephone number, and mailing address by **December 4, 2023**.
4. If the email and name of the person or the phone number and name of the person is not provided in writing to the Council in advance, they will not be admitted into the meeting.
5. All microphones will be muted upon entry into the meeting and will be turned on in the order in which people are signed up to speak.



6. Public comments may also be submitted to the Council by email at [siting.council@ct.gov](mailto:siting.council@ct.gov) or by regular mail. Such written comments will be given the same weight as if spoken during the public comment session.

**Barbra Galovich**

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**Subject:** FW: Commissioner Training Opportunity

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**From:** Connecticut Planning Professionals <[CT\\_PLANNING\\_PROFESSIONALS-L@LISTSERV.UCONN.EDU](mailto:CT_PLANNING_PROFESSIONALS-L@LISTSERV.UCONN.EDU)> **On Behalf Of** Bertotti, Renata

**Sent:** Tuesday, November 7, 2023 3:32 PM

**To:** [CT\\_PLANNING\\_PROFESSIONALS-L@LISTSERV.UCONN.EDU](mailto:CT_PLANNING_PROFESSIONALS-L@LISTSERV.UCONN.EDU)

**Subject:** Commissioner Training Opportunity

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To accommodate as many Land Use Commissioners in CT who need the 4 credits required under CGS 8-4c by the end of the year, we will offer another all day training opportunity here in Haddam. Please pass this on to your Commissioners.

The UConn Center for Land Use Education and Research (CLEAR) will be running an all-day Land Use Academy – Advanced Training on Saturday, December 9, 2023, at the UConn Middlesex County Extension Center located at 1066 Saybrook Road, Haddam, CT, 06438. This will be an in-person event at which the full four (4) credits of the required CGS Sec. 8-4c training will be provided. Advanced Training topics of Bias, Predisposition, and Conflicts will be presented by Richard P. Roberts, Halloran & Sage, Advanced Training topics on Running a Meeting and Making a Decision will be presented by Kenneth Slater, Jr., of Halloran & Sage, and Mark Branse, of Halloran & Sage, will present a session on Fair and Affordable Housing Policies which will cover one (1) credit on Fair and Affordable Housing Policies as required by the State Statute.

To hold this event, we will require that a minimum of 40 attendees be registered by December 1, 2023, so register early by clicking on the registration link [s.uconn.edu/lua\\_1292023](https://s.uconn.edu/lua_1292023).

In addition, here is the link to our frequently updated training calendar for those who are interested in virtual training options. [Land Use Commissioner Training | Center for Land Use Education and Research \(uconn.edu\)](https://s.uconn.edu/luatrain)

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*[Land Use Academy | Center for Land Use Education and Research \(uconn.edu\)](https://s.uconn.edu/luatrain)*

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